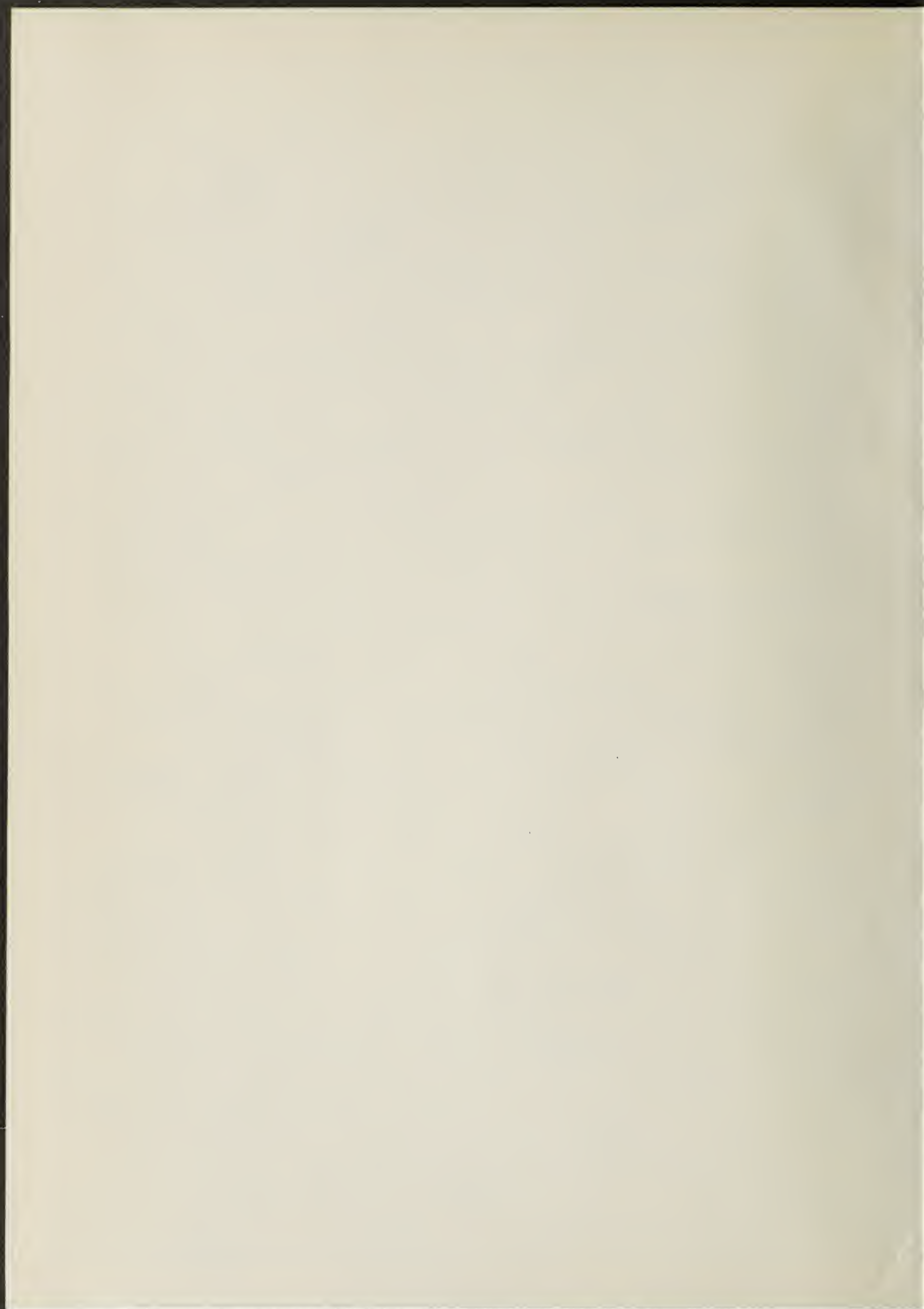
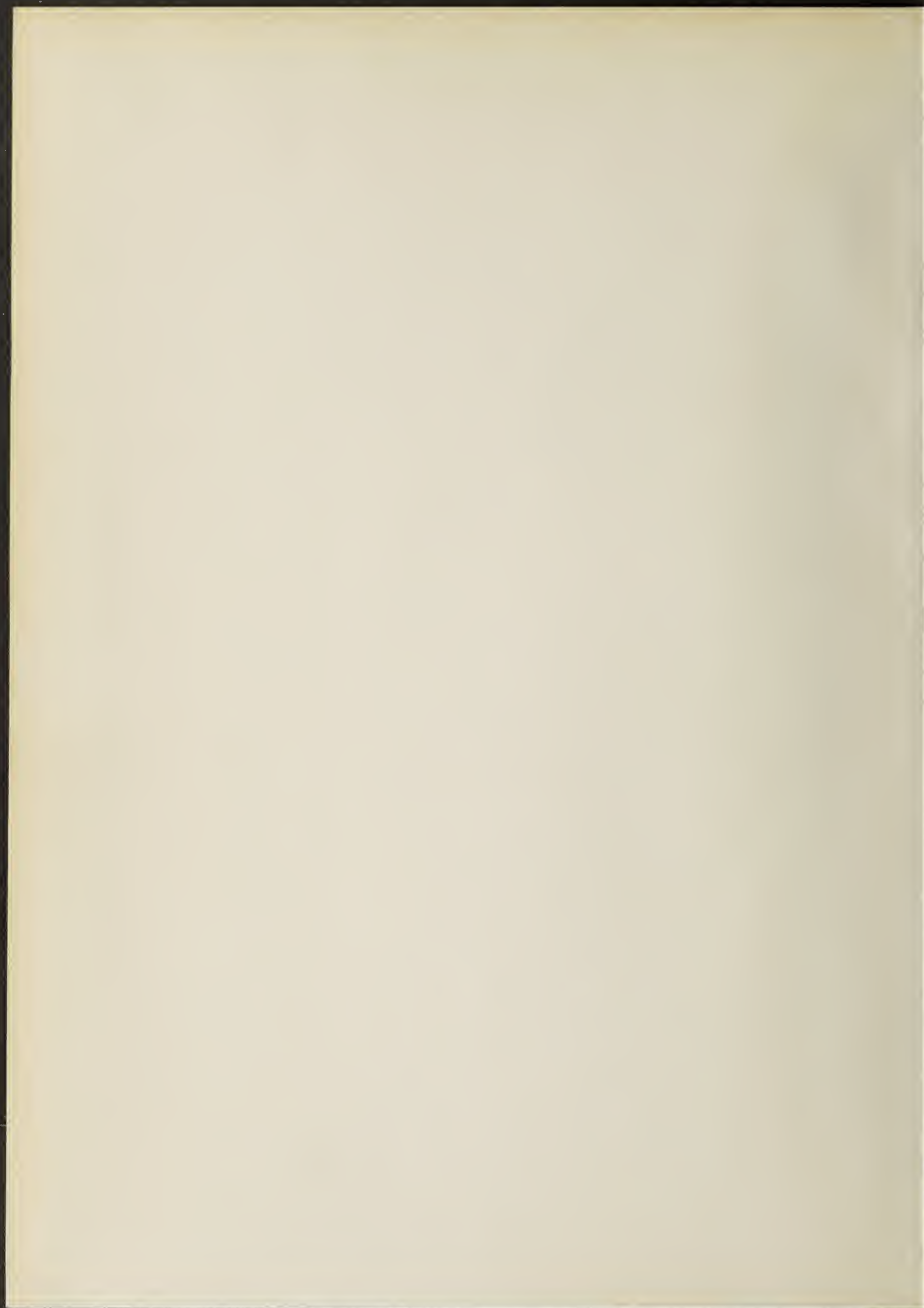




OAK ST. HDSF







BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petition for Certiorari Order Served on the Board of Standards and Appeals.

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Wednesday Morning, June 1, 1949. Affecting Calendar Numbers 381-27-BZ, 559-47-BZ, 11-49-BZ, 91-49-BZ, 202-49-BZ, 251-49-BZ, 1129-27-BZ, 36-33-BZ, 359-47-BZ, 144-48-BZ, 185-48-BZ, 231-48-BZ, 79-49-BZ, 141-49-BZ, 223-49-BZ, 226-49-BZ, 245-49-BZ, 290-49-BZ, 92-49-A, 203-49-A, 252-49-A, 971-48-A, 216-49-A, 246-49-A, 251-48-SA, 386-48-SA and 682-48-SM.

Minutes of Regular Meeting, Wednesday Afternoon, June 1, 1949. Affecting Calendar Numbers 126-32-S, 175-48-A, 723-48-A, 951-48-A, 953-48-A, 210-49-A, 210-47-A, 1066-48-A, 950-48-A, 952-48-A, 195-49-A, 151-19-S, 173-26-A, 157-39-A, 397-41-A, 237-47-A, 227-48-A, 1007-48-A, 1052-48-A, 1069-48-A, 37-49-A, 190-49-A, 254-49-A, 319-49-A, 324-49-A, 272-22-BZ, 810-26-BZ, 309-28-BZ, 485-38-BZ, 446-40-BZ, 578-40-BZ, 595-41-BZ, 786-42-BZ, 272-46-BZ, 915-46-BZ, 130-47-BZ, 512-47-BZ, 845-47-BZ, 747-48-BZ, 1125-23-BZ, 588-41-BZ, 159-48-BZ and 650-47-SM.

Rules relating to Smoking in Factories, etc.

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 24, 1949, copy of Certiorari Order was served on the Board by Benjamin C. Ribman, attorney for Jackson Motor Corporation, owner, in re decision of the board on May 17, 1949, denying application under section 7e of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing service station, auto showroom and parts department (previously granted by the board); Cal. No. 612-45-BZ, Vol. IV; premises 94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner, and 32-44 to 32-60—95th Street, Jackson Heights, Borough of Queens.

COURT DECISION.

Matter of Messinger v. Murdock:—This application was previously denied under section 21 to permit the erection and maintenance of a gasoline service station in a business use district. The matter was reopened on January 21, 1947, for consideration under sections 7f and 7i of the building zone resolution, for the erection and maintenance of a gasoline service station, auto laundry, lubricatorium and motor vehicle repair shop, and denied by the board on December 9, 1947; Cal. No. 379-40-BZ, Vol. II; premises 58-02 to 58-20 Broadway and 34-02 to 34-06—59th Street, southwest corner, and 35-01 to 35-05—58th Street, Woodside, Borough of Queens.

Mr. Justice Daly, at Special Term, Supreme Court, sustained the Board in the following decision:

"In a proceeding to review the determination of the Board of Standards and Appeals of the City of New York, denying the petitioner's application for a variance to erect in a business use district a gasoline station and repair shop under section 7 (f) and (i) of the Zoning Resolution, the respondents have moved to dismiss the petition and confirm their determination. The grounds urged by the petitioner are undue hardship in that the land cost is so high that it is impossible to use the premises for conforming uses and the plot is not large enough to erect an apartment house and that in any event the board has granted a similar variance in a nearby location. The record of the hearing, in which owners of property within the affected area, appeared, shows substantial evidence in support of the determination under review. There are sufficient gasoline stations for the needs of the neighborhood and further encroachment will be detrimental to the area. Under these circumstances, the administrative determination must be confirmed and the petition dismissed on the merits.

(New York Law Journal, May 31, 1949, page 1931).

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET.

New Cases Filed up to May 31, 1949.

Cal. No. Dept. Premises Affected.

407-49-BZ—H.B.Q.—51-76 44th street and 43-19 to 43-27 52nd avenue, northwest corner (Block 2512, Lot 38), Laurel Hill, Borough of Queens, B.N. 969-49.

408-49-SM—World Three Hour Panel and Flush Type Hollow Metal Fire Door, manufactured by Samuel Cohen, Material.

409-49-A—Marine and Aviation—43-82 Vernon boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors); (Block 488, Lot 114), Long Island City, Borough of Queens, Decision.

410-49-BZ—H.B.B.—425 Autumn avenue, east side, 205 ft. south of McKinley avenue (Block 4180, part of Lot 18, Borough of Brooklyn, Alt. 1138-49.

411-49-A—H.B.M.—2 East 91st street, east side of 5th avenue, from East 90th street to East 91st street (1st to 3rd floors); (Block 1502, Lot 1), Borough of Manhattan, Amendment to Alt. 251-49.

412-49-BZ—H.B.B.—9508-9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 42, 43 and 44), Borough of Brooklyn, N.B. 152-49.

413-49-BZ—H.B.Q.—17-21 Merrick boulevard and 170-171 170th avenue, northwest corner (Block 1274, Lots 21, 27, 29 and 31), Borough of Queens, Alt. 487-49.

414-49-A—H.B.M.—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan, Amendment to Alt. 344-49.

415-49-A—F.D.—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan, 41096-LF and Decision.

416-49-A—H.B.M.—480 Water street and 219½-221 Cherry street, east side, 89.8 ft. east of Pike Slip (Block 248, Lot 53), Borough of Manhattan, Amendment to Alt. 280-46.

417-49-SM—Wa-Tu-Bo Safety Oil Preheater, manufactured by Water Tube Boiler and Tank Co., Inc., Material.

418-49-BZ—H.B.Q.—42-29 Judge street, east side, 245 ft. north of Elmhurst avenue (Block 1516, Lot 49), Borough of Queens, Alt. 1277-49.

419-49-BZ—H.B.Bx—1957-1959 Westchester avenue, north side, 275.08 ft. west of Hugh Grant Circle (Block 2930, Lot 68), Borough of The Bronx, N.B. 377-49.

420-49-BZ—H.B.Q.—80-28 Park Lane South, southwest corner of Forest parkway (Block 8851, Lot 321), Woodhaven, Borough of Queens, N.B. 1047-49.

421-49-BZ—H.B.Q.—46-11 108th street, northeast corner of 47th avenue (Block 2002, Lot 35), Corona, Borough of Queens, Alt. 850-49.

422-49-BZ—H.B.B.—1794-1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn, Alt. 1742-49.

423-49-BZ—H.B.Q.—79-02 to 79-08 Eliot avenue and 61-01 79th street, southeast corner (Block 2937, Lot 1), Maspeth, Borough of Queens, Alt. 463-49.

Restored to Docket.

157-39-A—H.B.Q.—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (1st and 2nd floors); (Block 9266, Lot 48), Kew Gardens, Borough of Queens, Alt. 717-49.

173-26-A—H.B.M.—331-333 Bowery, east side, 102 ft. 8 in. south of East 3rd street (Block 458, Lot 4), Borough of Manhattan, Amendment to Alt. 934-44.

151-19-S—H.B.M.—50-52 West 3rd street, south side, 71.3 ft. west of Wooster street (Block 536, Lot 19), Borough of Manhattan, Alt. 844-49.

650-47-SM—B.P.C. Concrete Building Units, manufactured by Stefer Corp., Material.

1125-23-BZ—H.B.Bx—3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 11), Borough of The Bronx, Alt. 123-49.

159-48-BZ—H.B.M.—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan, Alt. 462-49.

588-41-BZ—H.B.Q.—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, from Beach 29th to Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemere, Borough of Queens, Alt. 5118-41.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules	Sept.	10, 1946—Vol. 31, No. 37
Exit Rules	Nov.	11, 1947—Vol. 32, No. 45

CALENDAR

Last Publication in Bulletin

Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb.	22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	May	3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May	10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan.	4, 1949—Vol. 34, No. 1
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19... Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 7, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

991-48-A—76-94 39th street, south side, 750 ft. west of 2nd avenue (Building No. 23—7th floor) and 48-72 39th street, south side, 1022 ft. 7¼ in. west of 3rd avenue (Building No. 24—2nd and 8th floors); (Block 706, Lot 24), Borough of Brooklyn.

1088-48-A—20-26 West End avenue, northeast corner of 60th street (Block 1152, Lots 1 to 4 inclusive), Borough of Manhattan.

88-49-A—123-53 Willets Point boulevard, west side, 305 ft. south of Roosevelt avenue (ground floor); (Block 2018, part of Lot 1000), Flushing, Borough of Queens.

835-26-BZ—Application of Herman E. Horwood, applicant, on behalf of Ethel Latt, owner, reopened January 11, 1949, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the use of premises as a gasoline and oil selling station and motor vehicle repair (previously granted by the Board for a term of years); premises 2131 Jerome avenue and 4 west 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

365-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Simeon Heller, applicant, on behalf of Samuel Novick, owner (Aaron Novick, lessee), to permit in a business use district, the extension of existing gasoline service station to include service station, motor vehicle repairs, lubritorium, car wash-

ing, sale and display of auto parts and office; premises 206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens.

121-49-BZ—Application, February 21, 1949, under sections 7e, 7c and 7i of the zoning resolution, of John F. Fitzsimons, applicant, on behalf of Herman and Dagny Furrer, owners, to permit in a business use district, the extension in area of accessory building on existing gasoline service station to be used as an office, lubritorium, auto laundry, showroom, storeroom, motor vehicle repair shop and to permit the storing of more than five motor vehicles awaiting to be serviced (no fee); premises 96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens.

122-49-A—96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

469-47-BZ—Application of William A. Lacerenza, applicant on behalf of Atlantic Warwick Corp., owner (Novocol Chemical Mfg. Co., lessee), reopened May 3, 1949, for consideration as to extension of time to complete work (expired by limitation)—application previously granted on condition under section 21 of the zoning resolution, permitting partly in a residence and unrestricted use, C area district, the erection of an additional story on top of existing structure, using more than the permitted area and without the required rear yard; premises 2911-2923 Atlantic avenue and 255-267 Warwick street, northeast corner (Block 3952, Lots 1, 45, 46 and 47), Borough of Brooklyn.

11-49-BZ—Application, January 11, 1949, under sections 7c, 7e, 7h, 7A and 21 of the zoning resolution, of Louis Lieberman, applicant, on behalf of Laurelton, Merriek, Inc., owner, to permit in a residence and local retail use, D and F area district, the erection and maintenance of a business building (super market and stores) using more than the area permitted, with off street parking in residence portion of lot, with entrances beyond permitted distance from intersections; premises 234-01 to 234-35 Merrick road, 133-38 to 133-56 Laurelton parkway, northwest corner and 133-37 to 133-47 234th street (Block 12975, Lot 1), Laurelton, Borough of Queens.

202-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Nelson Page, applicant, on behalf of Turtle Bay Music School, owner, to permit in a residence use, B area and Class 1½ times height district, the extension in height of existing rear portion of building in excess of that permitted; premises 244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

203-49-A—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

CALENDAR

114-46-BZ—Application of Ervin Palmer, applicant, on behalf of Stephen H. Gamp, owner, reopened March 15, 1949, under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks; premises 112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

97-47-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Waxman Holding Corp., owner, reopened April 5, 1949, under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district); premises 13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

530-48-BZ—Application of Goldwater and Flynn, applicants, on behalf of Margaret Dilliard and Webb and Knapp, Inc., owners, reopened May 10, 1949, under section 7c of the zoning resolution, to permit in the residence use portion of a plot, located in a residence and business use district, the extension of existing broadcasting and television studios, (previously granted by the Board) to permit the conversion of existing adjoining structure use as a stable and dwelling to offices and conference rooms; premises 18-26 West 67th street, south side, 150 ft. west of Central Park West and 3-17 West 66th street, north side, 100 ft. west of Central Park West (Block 1119, Lots 21 and 43), Borough of Manhattan.

38-49-BZ—Application, January 20, 1949, under section 21 of the zoning resolution, of Henry G. Harrington, applicant, on behalf of Frank Matrunola, owner, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted; premises 6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

44-49-BZ—Application, January 26, 1949, under section 7c of the zoning resolution, of Albert Glutz and Ervin Palmer, applicants, on behalf of Pasquale Pinto, owner, to permit in a residence use district, the extension of accessory use to existing chicken market on upper floors of present building; premises 324 East 12th street, east side, 283 ft. east of 2nd avenue (Block 453, Lot 20), Borough of Manhattan.

228-49-BZ—Application, March 22, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of C. Salto, owner, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores), using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use portion of lot; premises northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

247-49-BZ—Application, March 30, 1949, under sections 7f and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Walter B. Cooke, Inc., owner, to

permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted; premises 22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

276-49-BZ—Application, April 5, 1949, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Cleveland Associates, Inc., and Arabrab Realty Co., owners (Richard Iacone and Vincent Manitta, lessees), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 38-42 Henry street, south side, 270 ft. east of Catherine street and 89-91 Madison street (Block 277, Lots 8, 9, 37, 38 and 39), Borough of Manhattan.

297-49-A—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

716-48-SA—Supervend 3 Flavor Beverage Cup Vending Machine.

454-41-SM—Superior One Hour Hollow Steel Fire Door (reopened March 29, 1949—re amendment of resolution of July 14, 1942 as to modification of construction).

591-48-SM—SK Insulrock Fire-Resistive Building Board.

158-49-SM—Bidoro Backflow Preventer (Vacuum Breaker), Model E.

160-49-SM—Long-Flex Gas Stove Connector.

1000-48-SM—Altico Aluminum Wall Tile, Duro-Shell Tile and Alleghany Tile.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 7, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

973-48-A—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

145-49-A—535 West 159th street, north side, 300 ft. west of Amsterdam avenue (Block 2118, Lot 52), Borough of Manhattan.

273-49-A—115-117 East 54th street, north side, 124 ft. 2 in. east of Park avenue (4th floor); (Block 1309, Lot 6), Borough of Manhattan.

275-49-A—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 151 ft. north of Gates avenue (Block 1961, Lot 8), Borough of Brooklyn.

476-24-S—803 6th avenue (old 455-457), west side, 83 ft. 5¼ in. north of West 27th street (3rd and 4th floors); (Block 803, Lot 39), Borough of Manhattan (reopened March 1, 1949).

CALENDAR

190-49-A—262 East 162nd street, south side, 87 ft. west of Morris avenue (Block 2444, part of Lot 46), Borough of The Bronx.

254-49-A—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floor); (Block 2959, Lot 32), Borough of The Bronx.

227-48-A—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn (Appeal previously granted by the Board revoking Certificate of Occupancy No. 116040-46; remitted back to the Board by the Court to take additional testimony).

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 14, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters

906-48-A—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

1126-48-BZ—Application, December 29, 1948, under section 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Hotel Properties, Inc., owner, to permit in a retail use district, the erection and maintenance of an open garage for the parking and storage of more than five motor vehicles for a term of years; premises 249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

1127-48-A—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

144-49-BZ—Application, February 24, 1949, under sections 7d and 7e of the zoning resolution, of Theron R. Galloway, applicant, on behalf of Consolidated Edison Co. of New York, Inc., owner, to permit in a residence use district, the installation of an electrical sub-station, with a driveway for business purposes; premises 71-14 Main street, west side, 26.43 ft. north of 71st road (Block 6619, Lot 132), Flushing, Borough of Queens.

166-49-BZ—Application, March 7, 1949, under section 7h of the zoning resolution, of Morton L. Kay, applicant, on behalf of Stuyvant Realty Corp., owner, to permit in a residence and restricted retail use district, the parking and storage of more than five motor vehicles; premises 435-443 East 13th street, north side, 125 ft. west of Avenue A and 432 East 14th street, south side, 169 ft. west of Avenue A (Block 441, Lot 23), Borough of Manhattan.

854-48-A—139 Madison street and 10-12 Birmingham street, northeast corner (2nd, 3rd, 5th and 6th floors); (Block 275, Lot 52), Borough of Manhattan.

943-48-BZ—Application, October 15, 1948, under sections 7e and 7i of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward D. Caiazzo, owner, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop; premises 417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

738-41-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Public Service Motors, Inc., owner, reopened November 23, 1948, under sections 7f,

7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, office, boiler room and motor vehicle repair shop; and the parking of cars waiting to be serviced with an entrance more than the permitted distance from intersection (previously denied by the Board and previously dismissed for lack of prosecution); premises 129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens.

1008-48-A—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—130th street).

1057-48-BZ—Application, December 14, 1948, under section 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of Harry Kaplan, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 252-26 Northern boulevard, south side, 82.57 ft. west of Little Neck parkway (Block 8229, Lot 14), Little Neck, Borough of Queens.

9-49-BZ—Application, January 10, 1949, under sections 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Hannis Realty Corporation, owner (Alpine Motors Corporation, lessee), to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubricatorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the are permitted; premises 8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

559-47-BZ—Application of Ralph E. Leff, applicant, on behalf of Ace Automobile Sales Co., Inc., owner, reopened December 21, 1948, under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubricatorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted); premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

251-49-BZ—Application, March 28, 1949, under sections 7e, 7h and 21 of the zoning resolution, of Joseph Schafran, applicant, on behalf of Morton Pickman and Cameo Holding Corp., owners, to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted, and with doctors' offices on basement level, and to permit parking of groups of cars on unbuilt upon portion of the lot; premises 69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

252-49-A—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens (under sections 35 and 36 General City Law, re buildings in bed of and not fronting on mapped streets).

557-48-BZ—Application, June 11, 1948, under sections 7e, 7f, 7i of zoning resolution, of Oswald Fischer,

CALENDAR

applicant, on behalf of Ignazia Galati, owner, to permit in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop; premises 34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens.

666-48-BZ—Application, July 9, 1948, under section 7e of the zoning resolution, of Oswald Fischer, applicant, on behalf of Fred R. Funk, owner (Harry Aronson, lessee), to permit in a business use district, power machinery in conjunction with carpenter shop (wood-working); premises 41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens.

672-48-BZ—Application, July 12, 1948, under sections 7e and 21 of the zoning resolution, of Otto J. Sambach, applicant, on behalf of Francis Bushey, owner, to permit in a residence use district, the extension to existing two car garage to three car garage and storage of garden tools, without the required rear yard; premises 30 82nd street, south side, 124 ft. east of Shore road (Block 6003, Lot 45), Borough of Brooklyn.

27-49-BZ—Application, January 19, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Central Yonkers Building Corp., owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office; premises 1338-1358 Linden boulevard, 643-665 East 98th street, southeast corner and 1066 Hopkinson avenue (Block 3640, Lots 7 and 8), Borough of Brooklyn.

142-49-BZ—Application, February 23, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Andrew Torregrossa, owner Lot 1; (doing business as Andrew Torregrossa Funeral Home) and Andrew and Pietrina Torregrossa, co-owners of Lot 72, to permit in the business use portion of the plot the elimination of existing four car garage and the extension of existing undertaker's establishment, using more than the area permitted in a D area district; and to permit in the residence use district portion of the plot the elimination of existing two car accessory garage and the construction of a five car garage to be used in conjunction with existing undertaker's establishment (in business use portion of plot) in excess of area permitted in a D area district; and to permit exit doors exceeding the permitted width at a greater distance from intersection than is permitted; premises 1301-1315 79th street and 7819-7823 13th avenue, northeast corner (Block 6256, Lots 1 and 72), Borough of Brooklyn.

590-41-A—1301-1315 79th street and 7819-7823 13th avenue, northeast corner (Block 6256, Lots 1 and 72), Borough of Brooklyn (reopened March 15, 1949).

197-49-BZ—Application, March 18, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Isabelle Rodelli, Gerald Rodelli and Albert Sabini, owners, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office; premises 68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43 and 50), Woodside, Borough of Queens.

213-49-BZ—Application, March 18, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charstan Realty Corp., owner (Carnell Manufacturing Co., Inc., lessee), to permit in a business use district, the use of all floor

areas for manufacturing purposes; premises 774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

214-49-A—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

221-49-BZ—Application, March 21, 1949, under section 21C of the zoning resolution, of Joseph Unger, applicant, on behalf of Nathan Ringler (doing business as Holliswood Estates), owner (Holliswood Gardens #1 Inc. and Holliswood Gardens #2 Inc., lessees), to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards, and the parking of motor vehicles on open portions of plot; premises 196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens.

222-49-A—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens (under section 36, General City Law re buildings not fronting on legal streets).

253-49-BZ—Application, March 30, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of William R. Lanahan, owner, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 97-33 to 97-35 Queens boulevard, north side, 118.44 ft. east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens.

272-49-BZ—Application, April 4, 1949, under section 7h of the zoning resolution, of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49-51), Borough of Manhattan.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor, applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

379-49-BZ—Application, May 13, 1949, under section 21 of the zoning resolution, of Albert Humble, applicant, on behalf of The Colonial Church of Bayside, owner, to permit in a residence use, G-1 area district, the erec-

CALENDAR

tion of an addition to existing church, nearer to street line than is permitted; premises 216-17 Luke place, north side, between 216th and 217th streets (Block 7398, Lots 30, 32 and 42), Bayside, Borough of Queens.

991-47-SA—Dravo Counterflo Unit Heater, Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO (reopened July 20, 1948—re amendment of resolution to include additional motors, safety control and use of #5 oil).

1045-47-SA—Eisenberg Automatic Button Dipping and Drying Machine.

307-48-SA—Huebsch Open End Drying Tumbler (gas-heated clothes dryer).

788-48-SA—Huebsch Open End Drying Tumbler (steam coil operated for dry cleaning use.)

99-49-SM—ES-Nails (Elastic Stop).

179-49-SA—Toridheet Pressure Type Oil Burner, Model J.

483-39-SM—USG Red Top Ivory Finish Lime, Red Top Grand Prize Finish Lime, Red Top Grand Prize Finish Lime, Red Top Masons Hydrated Lime, Red Top Fibred Lime, Samson Masons Hydrate Lime and Samson Hydrate Finishing Lime, Minit-Mix and Morta-seal (reopened April 5, 1949—re amendment of resolution to change the following brand names; Red Top Ivory Finish Lime to Red Top Hydrated Finishing Lime; Red Top Grand Prize Finish Lime to Grand Prize Hydrated Finishing Lime and Minit Mix to Ivory Pressure Hydrated Finishing Lime).

484-39-SM—Blue Label Cheshire Finish Quicklime, Farnams Cheshire Finish Quicklime, USG Masons Quicklime, Samson Finish Quicklime and Samson Masons Quicklime (reopened April 5, 1949—re amendment of resolution to permit marketing of USG Masons Quicklime under the additional brand name Red Top Masons Quicklime, and the same material varying only in degree of particle fineness under the following brand names USG Quicklime-Lump; USG Quicklime-Pebble; USG Quicklime-Pulverized; USG Quicklime-Superfine; USG Quicklime-Fine Grain and USG Quicklime-Crushed).

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 14, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1107-48-A—52-56 Garden street, southwest side, 117 ft. 1½ in. northwest of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn.

209-49-A—52-56 Garden street, west side, 117 ft. 1 in. north of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn.

149-49-A—2955-2959 (2955 displayed) West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn.

218-49-A—198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (2nd floor); (Block 5088, Lot 20), Borough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block

3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

397-41-A—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (reopened March 29, 1949); (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1007-48-A—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

319-49-A—4203 13th avenue, east side 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn.

324-49-A—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 21, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

588-41-BZ—Application of Levine and Meckler, applicants, on behalf of Seymour Okonowitz, lessee; Donald Associates, present owner, reopened June 1, 1949 for consideration as to extension of term of variance (expired by limitation)—application previously granted on condition under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, between Beach 29th and Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemere, Borough of Queens.

35-36-BZ—Vol. II—Application of R. Robert Caplan, applicant, on behalf of Hugo C. Cook, owner, reopened April 5, 1949, under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension of an existing garage for more than five motor vehicles using more than the area permitted; premises 2311 St. Raymond avenue, north side, 95 ft. east of Glover street (Block 3990, Lots 12, 13 and 25), Borough of The Bronx.

CALENDAR

105-41-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of William H. Schmohl, Jr., Harriet E. Schmohl, Evelyn A. Schmohl, Marion E. Schmohl, Emma C. Schmohl, William H. Koch, Mable I. Marino and Isabel Schmohl, owners, reopened April 12, 1949, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board and expired by limitation January 20, 1944); premises 442 East 109th street, southwest corner of East River (Franklin D. Roosevelt) drive and 433-443 East 108th street (Block 1702, Lot 29), Borough of Manhattan.

987-48-BZ—Application, November 23, 1948, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Arthur Schwartz, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

988-48-A—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

1117-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

1123-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 265-01 to 265-29 Union turnpike, northside, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

136-49-BZ—Application, February 25, 1949, under section 21 of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of The Daniel Houlihan Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 4739-4745 White Plains road, west side, 152.59 ft. north of East 241st street (Block 5107, Lot 19), Borough of The Bronx.

262-49-BZ—Application, March 25, 1949, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of New York Lien Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

270-49-BZ—Application, April 4, 1949, under section 21 of the zoning resolution, of Ingram S. Carner, applicant,

on behalf of 65-60 Austin St. Corp., owner, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted; premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

1043-48-SM—Insl-Cotton Insulation.

1133-48-SM—USG Coal Doors.

309-49-SM—Franchet Ribbed Metal Craft Metal Cross Bridging.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

652-41-S—25-31 Skillman street, east side, 300 ft. 11 in. south of Flushing avenue (Block 1886, Lots 10 and 14), Borough of Brooklyn (reopened March 1, 1949).

318-49-A—89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 144th street).

HARRIS H. MURDOCK, *Chairman.*

JUNE 28, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 28, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

888-48-A—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, afternoon, July 6, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

237-47-A—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn (reopened and restored to docket, June 8, 1948—previously withdrawn).

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit

in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, JUNE 1, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 17, 1949, were approved, as printed in Bulletin of May 24, 1949, Vol. 34, No. 21.

ZONING APPLICATIONS

381-27-BZ

APPLICANT—Street and Adikes, for The Cord Meyer Company, owner.

SUBJECT—Application reopened May 10, 1949 (decision of the borough superintendent), for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three years and at the end of that time to revert back to its former use.

PREMISES AFFECTED—88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1949 at 10 a.m., for applicant to file a new decision of the borough superintendent.

559-47-BZ

APPLICANT—Ralph E. Leff, for Ace Automobile Sales Co., Inc., owner.

SUBJECT—Application reopened December 21, 1948—re Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubricatorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted).

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff and Abraham Messenger.

For Opposition: Frank Panzarino, Theodore Korotkin, Harry Baron and Emil J. Panzarino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

11-49-BZ

APPLICANT—Louis Lieberman, for Laurelton, Merrick, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h, 7A and 21 of the zoning resolution, to permit in a residence and local retail use, D and F area district, the erection and maintenance of a business building (super market and stores) using more than the area permitted, with off street parking in residence portion of lot, with entrances beyond permitted distance.

PREMISES AFFECTED—234-01 to 234-35 Merrick road, 133-38 to 133-56 Laurelton parkway, northwest corner and 133-37 to 133-47 234th street (Block 12975, Lot 1), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to June 7, 1949 at 10 a.m., for applicant to file revised plans.

91-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Charles J. W. Meisel, Benjamin D. Stein, Rev. Howard R. Nelson and Arthur A. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m., for decision by the Board without further argument and for a report from the applicant as to the elimination of the repairing on the 2nd floor.

202-49-BZ

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area and Class 1½ times height district, the extension in height of existing rear portion of building in excess of that permitted.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Nelson Page and Walter Eberhart.
For Opposition: Elmer Drier, Charles Vogel, W. Swarts, James H. Farrell and James G. Houlihan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1949 at 10 a.m., for further consideration; applicant to furnish additional information.

251-49-BZ

APPLICANT—Joseph Schafran, for Morton Pickman and Cameo Holding Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted, and with doctors' offices on basement level, and to permit parking of groups of cars on unbuilt upon portion of the lot.

PREMISES AFFECTED—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman, Irwin Pakula and Morton Pickman.

For Opposition: Edward Sharf, Arthur Kahn, George Duer, Samuel Rosenberg, Emanuel Frank, Paul Smullen, Mrs. Sidney Lefkowitz, Samuel Lewis, Ethel W. Schwartz, Rose Lewis, Nellie Burlock, Stella Levine, Herman B. Behrenfeld, Irving Saks and Alfred Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 10 a.m., for further inspection and decision by the Board, without further argument.

1129-27-BZ

APPLICANT—Arthur Jovis, for Reneweis Holding Corp., owner.

SUBJECT—Application reopened May 25, 1948—application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple dwelling to multiple dwelling and stores.

PREMISES AFFECTED—65-77 St. Nicholas place and 401 West 153rd street, northwest corner (Block 2069, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Jovis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1129-27-BZ)

3

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a residence use district the alteration and conversion of occupancy of part of the cellar story of an existing multiple dwelling to business use (stores); affecting premises 75 St. Nicholas place and 401 West 153rd street, northwest corner (Block 2069, Lot 1), Borough of Manhattan, was denied by the Board on April 16, 1940; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple dwelling to multiple dwelling and stores, affecting premises 65 to 77 St. Nicholas place and 401 West 153rd street, northwest corner (Block 2069, Lot 1), Borough of Manhattan; and

WHEREAS, this application was reopened on May 25, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on February 23, 1949, after due notice by publication in the Bulletin, when this case was taken off the calendar and referred to the engineer, for the setting of a new date for public hearing; and

WHEREAS, a public hearing was held on May 3, 1949, after due notice by publication in the Bulletin, and laid over to May 24, 1949, then to June 1, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that St. Nicholas place, West 153rd street and the site are in a residence use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated April 7, 1948 as to Alt. Applic. 314-48, reads:

"A1. As above premises is in a Residential District the proposed stores are contrary to the Zoning Resolution of the City of New York, Art. II, Sec. 3." and

WHEREAS, the applicant states that the premises consist of a plot, 164 ft. 4 in. frontage by 77 ft. 10 in. in depth, irregular, on which is located a building 154 ft. 4 in. front by 77 ft. 10 in. in depth, irregular, 6 stories, 65 ft. 8 in. in height, of Class 3 construction, presently used as a multiple dwelling; that it is proposed to continue the use of the cellar of the premises facing St. Nicholas place as three stores; and

WHEREAS, the applicant contends that the building was purchased in 1934; that the stores existed at that time; that the owner was not aware that these stores were in violation of the zoning resolution; that he purchased the building in good faith in the belief that the rental paid by the stores was a proper rental and that the amount paid for the building was based on the rental value of the building including the rental of the stores; that should it be necessary to discontinue the rental of the stores, the gross rents received from the building would be reduced by \$2,835.00 per year; that according to the figures submitted by the owner, the building is now operated at an annual loss in excess of \$2,000 per year; that should it become necessary to vacate the stores, this annual loss would be increased to more than \$5,000; that due to the present regulations restricting the increase of rents it is impossible

MINUTES

to operate the building without a loss, much less obtain a fair return on the investment; that the owner, therefore, claims hardship and requests relief from the Board; that there are numerous other stores nearby and on the same street as the subject premises and there is a garage and gas station on the same block; that whether the occupancy of these stores and gas station is legal has not been inquired into by the applicant but legal or not, they establish the general tone of the neighborhood and the location and appearance of the stores on the subject premises do not detract from the established conditions in the neighborhood but these stores do meet a definite need of the people in the vicinity whom they serve; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 314-48, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

36-33-BZ

APPLICANT—Edward J. Hurley, for Serafina Ragazzo, owner.

SUBJECT—Application reopened May 10, 1949 (decision of the borough superintendent), for consideration re amendment of resolution—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the change of occupancy of an existing building to a garage for more than five motor vehicles and, also; a motor vehicle repair shop.

PREMISES AFFECTED—3070 Webster avenue, east side, 50 ft. north of East 202nd street (Block 3330, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Edward J. Hurley.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (36-33-BZ)

WHEREAS, this application, under the zoning resolution, to permit in a business use district the change of occupancy of an existing building to a garage for more than five motor vehicles and, also, a motor vehicle repair shop, affecting premises 3070 Webster avenue, east side, 50 ft. north of East 202nd street (Block 3330, Lot 48), Borough of The Bronx, was granted by the board on May 16, 1933, on certain conditions; and

WHEREAS, the resolution was amended on July 18, 1933; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this application was reopened on May 10, 1949, and set for hearing on June 1, 1949, at 10 A.M.; and

WHEREAS, a public hearing was held on June 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1949, acting on Alt. Applic. 237-49, reads:

"1. Proposed use of these premises, which are in a business district, for motor vehicle repair shop and garage for 20 motor vehicles, is contrary to Art. II, Section 4 (a) of the zoning resolution."

and

WHEREAS, the applicant states that in 1942 the owner volunteered for military service and permitted the lessee to

amend the certificate of occupancy for use as a machine shop, for use in war work; that the owner now wishes to resume his auto repair and garage business; and

WHEREAS, Certificate of Occupancy 342-1933, issued August 7, 1933, upon completion of work under Slip Applic. 613-33, permits the following use: 1st floor, auto repair shop and 20 car garage; and

WHEREAS, Certificate of occupancy 1300, issued March 30, 1943, upon completion of work under Alt. 892-42, permits the following use and occupancy — cellar, boiler room; 1st floor, machine shop and manufacturing (use not to violate Sec. 4B and 4C of zoning resolution), 31 persons; 120 lbs. live load; and

WHEREAS, Violation issued May 6, 1949, by the borough superintendent, reads:

"In reply to your application dated May 3, 1949 for a search and certification of violations pending against the subject premises, please be advised that the records of this Department at this date, show the following violation to be pending:

Violation 2210-45, dated November 9, 1945, reading:

Erecting frame extension in rear without a permit from this Department."

and

WHEREAS, the applicant states that a temporary extension of the building, which was the subject of violation, has been removed and the building is in the same condition as represented at the time the Board adopted the resolution on May 16, 1933; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Sub-division i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years, to permit the building to be occupied as a non-storage garage for not over 20 cars and to permit motor vehicle repairing, provided such motor vehicle repairing is in compliance with the requirements of the resolution adopted May 16, 1933, as amended July 18, 1933; that a new certificate of occupancy shall be obtained superseding certificate of occupancy 1300; that such new certificate shall be substantially the same as the certificate of occupancy issued August 7, 1933, No. 342; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area and shall be arranged as indicated on plans filed with this application, Volume 1, on February 1, 1933, 2 sheets; that no opening shall be constructed in the side walls to the north or south; that the existing curb cuts shall not be extended; that the boiler room ceiling shall be fire retarded; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

359-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Cilento, owner.

SUBJECT—Application reopened May 10, 1949, for consideration re amendment of resolution—re additional use—repairing—re Application (decision of the borough superintendent) previously granted on condition, under section 7c, of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—27-22 to 27-26 College Point Causeway and 120-39 to 122-09 28th avenue, northwest corner (Block 4292, Lots 12 and 13), College Point, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing gasoline service station, affecting premises 27-22 to 27-26 College Point Causeway and 120-39 to 122-09 28th avenue, northwest corner (Block 4292, Lots 12 and 13), College Point, Borough of Queens, was granted by the Board December 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 21, 1948; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1949, acting on Alt. Applic. 3576/46, reads:

"1. File proper amended specification sheets to cover requested change in use.

2. Bd. Stds. & Appeals stipulated under Cal. No. 359-47-BZ that all permits be obtained within 1 year of date of resolution which was 12/9/47.

3. Proposed use of premises for Repair Shop is contrary to Art. 2, Section 4, subd. 29 Zone Resolution."

and
WHEREAS, the applicant now states that the gasoline company involved in this matter feels that since these uses were not all specifically enumerated in the "Resolved" portion of the resolution, that it cannot be certain the requested uses were granted; that, therefore, it is requested the Board clarify this matter by amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 9, 1947, as amended December 21, 1948, by adding thereto:

"... minor repairing for a term of five years may be permitted under Section 7i to be carried on solely within the building as indicated on plans filed with this application marked "Received April 17, 1947," provided such repairing is of a minor nature with hand tools only; that all permits shall be obtained and all work completed within the time as extended on December 21, 1948 (Alt. Applic. 3576-46)."

144-48-BZ

APPLICANT—Reginald S. Hardy, for Clara F. Ponzio, owner.

SUBJECT—Application reopened February 8, 1949—application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district (previously denied by the Board for lunch wagon using more than the area permitted).

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant Reginald S. Hardy.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (144-48-BZ)

WHEREAS, this an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a restaurant (lunch wagon) using more than the permitted area, affecting premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan, was denied by the Board on July 20, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under Sections 7c, 7A and 21, of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district; and

WHEREAS, this application was reopened on February 8, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on May 3, 1949, after due notice by publication in the Board; and laid over to May 24, 1949, then to June 7, 1949, for inspection and decision by the Board, without further argument—applicant to file corrected decisions of the borough superintendent; and

WHEREAS, the district maps accompanying the zoning resolution show that Dyckman street is in a business use, B area and Class 1¼ height district; Seaman avenue and the site are in residence and business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1949, acting on N. B. Applic. 15-49, reads:

"1. Proposed construction of a lunch wagon with a kitchen extension in a business and residence district is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. The zoning resolution Section 7A prohibits the construction of show windows, or any door opening exceeding 3 ft. 6 in. wide at a distance of more than 25 ft. from the corner of the intersecting street along Seaman Avenue."

and

WHEREAS, the applicant states that the premises consist of a plot, 127 ft. ½ in. front by 46 ft. 1½ in. in depth, triangular, presently vacant; that it is proposed to install a diner on the lot, 75 ft. front by 16 ft. 6 in. in depth, with a kitchen to be erected in the rear of the diner, 61 ft. by 17 ft. in area, one story 8 ft. 6 in. in height, to be used as a kitchen for the diner; and

WHEREAS, the applicant contends that the premises were acquired by the owner from the City of New York on August 28, 1947, for the express purpose of erecting a portable diner thereon and arrangements were made to have a diner, 75 ft. in length, prepared expressly for this site; that owing to the shape of the property, a portion of this diner, approximately 25 ft. in depth, extends into the residence district; that all of the entrances, however, are located within the business area and no part of the building can be entered from any portion of the residence area; that it is proposed, moreover, to improve the vacant portion of the residence area with grass and shrubbery which will serve to improve the appearance of the structure; that on the question of hardship, it is pointed out that the property was acquired in the belief that it could be used for the purpose intended; that because of the size and shape of the parcel, it is impossible to use it in conformity with zoning restrictions; that the character of the development of Dyckman street is such as to render the plot desirable for but very few business purposes; that no harm can come to the residence property fronting upon Riverside drive because of the fact that the extension into the residence district is very slight and the design and type of construction of the building renders it more desirable than many permitted business uses which might be erected thereon; that the borough

MINUTES

superintendent has also raised the objection that the proposed building violates the provisions of Section 7A of the zoning resolution; that it is submitted this objection is unsound; that the doors in question are not in excess of 3 ft. 6 in. in width and while the windows are of substantial size they are not of the type which might be considered as a "show window" as that term is used in the zoning resolution; that if, however, the provision applies, the circumstances which have been outlined above warrant the granting of relief as provided therein; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, and Section 7, Subdivision A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c and 7A, of the zoning resolution, as to extension of use, to permit the erection of the restaurant building as proposed and as indicated on plans filed with this application marked "Received March 9, 1949," 4 sheets, on condition that in all other respects the building shall comply with all laws, rules and regulations applicable thereto, including the coverage area, *on condition* that the windows as proposed shall remain fixed in view of the proposal to install an interior ventilating air conditioning system; that windows may be arranged so as to be openable on occasion in the event that that air conditioning system is temporarily not in working order; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

185-48-BZ

APPLICANT—Alfred Gross, for Union Land Corporation, owner.

SUBJECT—Application reopened May 10, 1949—re Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of more than one building on a lot, without the required side yards and front set backs and to permit the parking of more than five motor vehicles on the unbuilt upon portion of lot.

PREMISES AFFECTED—Northeast corner of 74th avenue and 263rd street (Block 8450 (8489), Lot 1 (316), Bellerose, Borough of Queens, Glen Oaks Village, Section No. 2.

APPEARANCES—

For Applicant: George M. Gross and Edward J. Dennis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative: Commissioner Kleinert 1

THE RESOLUTION (185-48-BZ)

WHEREAS, the Board, on May 7, 1948 granted, pursuant to the provisions of section 21 of the zoning resolution, a variance so as to permit the erection of more than one building on a lot, affecting premises northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block

8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316); northwest corner of Little Neck parkway and 73rd road (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400); northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens; and

WHEREAS, the resolution was amended on March 15, 1949; and

WHEREAS, the applicant requested reopening of this application and consideration under Sections 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of more than one building on a lot, without the required side yards and front setbacks, and to permit the parking of more than five (5) motor vehicles on the unbuilt upon portion of the lot, affecting premises northeast corner of 74th avenue and 263rd street (Block 8450 Lot 1; former Block 8489, Lot 316), Bellerose, Borough of Queens; and

WHEREAS, this application was reopened on May 10, 1949, subject to usual procedure, to consider additional objections due to change in zoning; and

WHEREAS, a public hearing was held on June 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 74th avenue, 263rd street and the site are in a residence use F area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1949 acting on N. B. Applic. 597-48, reads:

"1. The erection of more than one building on a lot is contrary to Art. 1, Section V zone resolution.

5. Provide side yards and front set backs as req'd for Res. F dist. by Art. 4 Section 16 zone resolution.

6. Parking of motor vehicles in a residence district is contrary to Section 3, Subd. 9, Art. 2 of the zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 400 ft. front by 575 ft. in depth, irregular presently vacant, except for two large quonset huts used for storage of building materials to be removed; that it is proposed to erect 90 attached, two-story, two-family frame dwellings comprising 180 units and also 60 accessory garages, besides 42 garages located in dwellings and to park approximately 30 motor vehicles on the unoccupied portion of the lot; and

WHEREAS, the applicant contends that owing to a change in zone to an F2 district from a D district on January 27, 1949, by the Planning Commission, it is now required to amend the application and reopen this case; that the facts in this case are identical in character with 16-49-BZ and it is hereby requested that a similar variance be granted; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the zoning resolution as to parking and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution to permit the erection of the dwellings and the parking of motor vehicles, as shown on plans marked "Received April 4, 1949", 2 sheets, and that the application be and it hereby is *granted* as to Objection 1, under Section 21, affirming resolution adopted May 7, 1948, and as to Objection 5, under Section 21 as to side yards and set backs, provided such

MINUTES

space shall be made up by open spaces as proposed, and as to Objection 6, under Section 7h as to parking for a term of five (5) years, provided such facilities are used only as accessory to the dwellings on the lot on condition that the resolution as adopted May 7, 1948 shall be complied with in all other respects and that all permits shall be obtained and all work completed within one (1) year from the adoption of this resolution.

231-48-BZ

APPLICANT—Paul Friedman, for Seymour Okonowitz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one family residence and accessory garage without the required setback from front street lines.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis avenue, southeast corner (Block 65, Lot 3), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, J. B. Okonowitz and Seymour Okonowitz.

For Opposition: Nathan Weinberg, Frances S. Cohen and Matthew Berger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (231-48-BZ)

WHEREAS, Paul Friedman, for Seymour Okonowitz, owner, filed March 16, 1948, an application under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one-family residence and accessory garage without the required setback from front street lines, affecting premises 745 Cornaga avenue and 747 Annapolis avenue, southeast corner (Block 65, Lot 3), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on June 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Cornaga avenue, Annapolis avenue and site are in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 26, 1948, acting on N. B. Applic. 2998-47, reads:

"1. Provide setbacks from front street lines as per sect. 15d of zone resolution."
and

WHEREAS, the applicant states that the premises consist of a plot 155.3 ft. front by 49.84 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 81 ft. 6 in. front by 29 ft. 2 in. in depth, 1½ stories, 18 ft. in height to be used as a one-family residence; that it is further proposed to erect a two-car accessory garage 20 ft. by 21 ft.; and

WHEREAS, the applicant contends that the premises cannot be used reasonably for a residence unless a variance is granted because of the unique situation of the plot which fronts on two streets, both of which are proposed to be widened substantially, so that after the widening of Cornaga Avenue, the plot will be only 34.64 feet in depth from Cornaga avenue; that after widening of Annapolis avenue, the plot will be reduced in depth therefrom a distance varying from 10 feet to 42 feet approximately; that compliance with the Zoning Resolution requires a 10 ft. setback and a 4 ft. rear yard, which further reduces the buildable depth to 20.64 feet; that rearrangement of the plan, treating the

Annapolis avenue frontage as the front, would nevertheless require the building to be set back 10 feet from Cornaga avenue and Annapolis avenue and result in an undesirable layout of rooms, creating practical difficulty and unnecessary hardship; that the plight of the owner is unique since the other building on adjoining premises on Cornaga avenue at Reade Lane (which is the only existing building on either side of Cornaga avenue between Reade Lane and Annapolis avenue) is constructed without setting back 10 feet from the proposed street line, while the adjoining premises on Annapolis avenue has a plot and building fronting on Cornaga court and is therefore not affected by the proposed widening of Cornaga avenue; that a grant of this application would not adversely affect the neighborhood since it may be many years before the street is actually widened if at all; that if and when it is, the only other house on the same block which fronts on Cornaga avenue will be on a line with the proposed house; that where, as here, there are two plots on a street front between intersecting street and the building on one of the plots is constructed without a setback, a requirement that the proposed building on the other plot be constructed with a setback so as to convey the benefit of the setback to the adjoining owner who does not reciprocate that benefit, creates an undue hardship which the Board has jurisdiction to correct so that substantial justice may be done; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, provided all of the requirements of the area district are complied with as to the existing lot prior to street widening; that when street widening as proposed is effectuated that the building shall not be nearer to the proposed street line than as proposed and as indicated on plans filed with this application marked "Received July 2, 1948, 6 sheets, and revised plot plans marked "Received March 17, 1949," 1 sheet, *on condition* that in all other respects the requirements of all laws, rules and regulations shall be complied with other than as modified by the Board under Cal. 216-49-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

79-49-BZ

APPLICANT—Harry Koslow, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a dwelling without the required setback.

PREMISES AFFECTED—143-40 182nd place, northwest corner of 144th avenue (Block 13077, Lot 1), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Ruvin H. Koslow.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (79-49-BZ)

WHEREAS, Harry Koslow, owner, filed February 8, 1949, an application under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a dwelling without the required setback,

MINUTES

affecting premises 143-40 182nd place, northwest corner of 144th avenue, (Block 13077, Lot 1), Springfield Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 144th avenue, is in a residence use, F & E area, Class 1 height district; 182nd place and the site is in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 14, 1949, acting on Alt. Applic. 2803/48, reads:

"2. The required setback of 10 feet from 144th Ave. has not been provided as required by sec. 15(d), Art. IV of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 50.84 ft. front by 100 ft. in depth (irregular), presently vacant; that it is proposed to move an existing dwelling and erect it on the site; that the building is 24 ft., 6 in. front by 30 ft. 2 in. in depth (irregular), 1½ stories, 18 feet in height, of Class 4 construction; that it is also proposed to erect an accessory garage 18 ft. by 18 ft. 1 story in height; and

WHEREAS, the applicant contends that there is a companion application under Cal. No. 971-48-A, now pending before this Board; that a contract of purchase has been entered into to acquire a site for the aforementioned house; that an application was made to the Department of Housing and Buildings for a permit for the erection of such building on the subject site; that on or about November 5, 1948, the permit was denied for the reason that the property is located partly in the bed of a mapped street; that in all other respects the said application was approved; that it should be noted, that the setback from the 144th avenue line, as the said line is now constituted, will be approximately 25 feet; that however, when 144th avenue is opened as proposed, the setback will be only 6.28 feet at one end and 6.96 feet at the other end; that the premises directly across the street on the south side of 144th avenue are now located in a D zone; that on said premises, buildings may be erected up to the line of the street without any setback; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship as to area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the arrangement as proposed and as indicated on plans filed with this application marked "Received February 8, 1949," three sheets, *on condition* that the requirements of the zoning resolution shall be complied with as to the existing building line; that in the event 144th avenue is widened as mapped, the side yards shall not be reduced to a point less than as indicated on such plans; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

141-49-BZ

APPLICANT—Emil Koepfel and Son, for Marie D. Schnorr and Ronnie Belastro, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to street line than is permitted.

PREMISES AFFECTED—8214-8224 (8220 displayed) 12th avenue and 1173-1183 83rd street, northwest corner (Block 6301, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koepfel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (141-49-BZ)

WHEREAS, Emil Koepfel and Son for Marie D. Schnorr and Ronnie Belastro, owners, filed February 25, 1949, an application under Section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of an accessory garage nearer to the street line than is permitted, affecting premises 8214 to 8224 (8220 displayed) 12th avenue and 1173 to 1183 83rd street, northeast corner (Block 6301, Lot 43), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 12th avenue, 83rd street and the site are in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1949, acting on N. B. Applic. 649-48, reads:

"1. The location of the proposed building nearer than 10 ft. to the official street line in an E area district is contrary to Art. 4, Sec. 15d of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 ft. 4¾ in. front by 97 ft. in depth, irregular, on which is located a two-story dwelling, 47 ft. 2½ in. by 47 ft. 5 in. of frame construction; that there is an accessory three-car garage 29 ft. 8 in. front by 23 ft. in depth, one story, 9 ft. 6 in. in height, of Class 3 construction; and

WHEREAS, the applicant contends that a one-story masonry three-car garage was erected in error 1 ft. 10 in. from the building line instead of 10 ft. as indicated on the approved plans; that the area in question is surrounded by "C" and "D" area; that practically all garages in the neighborhood are close to the building line; that this is due to the nature of the terrain; that this error was not discovered until an application for a certificate of occupancy was made; that it would not constitute a hardship to relocate the building in question; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the continuance of the accessory garage as proposed and as indicated on plans filed with this application marked "Received April 5, 1949," two sheets, *on condition* that the building shall be used only as an accessory garage to the residence on the plot and shall comply in all other respects with all laws, rules and regulations applicable thereto as to construction and occupancy; that this variance may continue only so long as the existing retaining walls which are now beyond the building line are permitted to continue but in the event the walls are removed or relocated, this matter shall be referred to the Board for further consideration; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

MINUTES

223-49-BZ

APPLICANT—Joseph L. Kling, for White Castle Systems, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking of more than five motor vehicles for patrons.

PREMISES AFFECTED—89-03 57th avenue and 89-31 Queens boulevard, northwest corner (Block 1845, Lots 41 and 49), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Kling and Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (223-49-BZ)

WHEREAS, Joseph L. Kling for White Castle Systems, Inc., owner, filed March 22, 1949, an application under Sections 7c and 7h of the zoning resolution, to permit in the residence use portion of a lot located in residence, business and unrestricted use districts, the parking of more than five motor vehicles for patrons (no fee to be charged) affecting premises 89-03 57th avenue and 89-31 Queens boulevard, northwest corner, (Block 1845, Lots 41, 49), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on June 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 57th avenue is in business and unrestricted use, C area and Class 1 height districts; Queens boulevard is in a business use, C area and Class 1 height district; that the site is in residence, business and unrestricted use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 7, 1949, acting on Alt. Applic. 127-49, reads:

"6. The use of premises for parking, said premises being located partially within a residence district, is contrary to Article 2, Section 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 195.01 ft. front by 124.39 ft. in depth, irregular, on which is located a restaurant 12 ft. 8¾ in. by 30 ft. 6¾ in., one story, Class 5 structure and parking on unrestricted portion for which C.O. 2560-39 (N.B. 10571-38) has been issued; that there is a one-story frame and brick building in the process of demolition; that it is proposed to use the portion of lot in the residence use district for the parking of patrons cars; and

WHEREAS, the applicant contends that no fee will be charged for the parking and that Lot 49 was added to Lot 41 for the sole purpose of parking and to eliminate traffic congestion on Queens Boulevard which is a heavily traversed thoroughfare; that the premises will at all times be maintained in a manner that will be a credit to the neighborhood; that if the owner cannot avail himself of the additional parking then same will result in a hardship on the owner, and an inconvenience to the patrons and traffic; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution; and

WHEREAS, the applicant states that the former building on lot 49 has now been removed.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7h to permit that portion of the plot within the residence use district to be

occupied for the parking of motor vehicles belonging to the customers of the restaurant on the premises, and for which no fee shall be charged, for a term of five (5) years, on condition that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto and with the requirements as to parking within such portion of the premises which shall be surfaced and fenced as required for a parking use on the balance of the premises; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

226-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Burke Bronstein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—593-617 McDonald avenue, east side, 200 ft. south of Avenue C (Block 5370, Lots 73 and 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Burke Bronstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (226-49-BZ)

WHEREAS, Lama and Proskauer for Burke Bronstein, owner, filed March 22, 1949 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 593 to 617 McDonald avenue, east side, 200 ft. south of Avenue C (Block 5370, Lots 73 and 79), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 1, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue C is in residence and business use, C area, class 1 height districts; McDonald avenue and the site are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 9, 1949 as to Alt. Applic. 13-49 reads:

"2. Proposed extension to occupy more than 60% of the surplus plot area on premises located in a C area zone is contrary to Article IV, Section 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 220 ft. frontage by 125 ft. in depth, on which is located a building 100 ft. front by 119 ft. 5½ in. in depth, one story in height, of class 3 construction, used for the storage of canned foods and dairy products with incidental egg candling department; that there is room within the building for shipping and receiving and four automobiles, for which C.O. 13027-22 was issued for storage warehouse, groceries and four automobiles; that it is proposed to erect a new extension to the present building 120 ft. front by 115 ft. in depth, one story, 19 ft. in height, of class 1 construction; and

WHEREAS, the applicant contends that this building was erected in 1922 under N. B. 2346 of 1922 and C.O. 13027 issued May 22, 1922; that the building is used for the storage of canned foods and dairy products with an incidental egg candling department; that there is room within the building for shipping and receiving and four automobiles; that the new extension will be of fireproof construction and

MINUTES

separated from the present building with a masonry wall, all openings between the buildings will be protected with fire-proof self-closing doors; that this proposed extension will have the same use as the present which will be the storage of canned foods and dairy products and four additional trucks; that ample room has been set aside for shipping and receiving so that the sidewalks will never be blocked; that the present building is 119 ft. 5½ in. in depth and has a rear yard of 5 ft. 6½ in.; that the proposed extension will only be 115 ft. in depth and a 10 ft. rear yard will be maintained resulting in a better condition; that the premises to the north on lot 84 is developed with a public garage which is deeper than the proposed extension; that lot 61 is occupied to the full depth of the lot; that the land is high in value and it would be a hardship not to make use of the percentage of the site as proposed; that the present business of the owner has expanded and the size of the proposed building is necessary for the proper conduct of his business; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and is therefore, entitled to relief on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of area substantially as proposed and as indicated on plans filed with this application marked "Received March 22, 1949," four sheets, *on condition* that the building shall not be increased in height or area beyond what is shown on such plans; that there shall be erected on the rear and side lot lines to the south, a substantial fence or wall and with the approval of the adjoining owners of premises facing on East 2nd street shall replace the existing fences where walls of accessory garages existing on the lot line do not occur; that this variance shall continue only so long as the building is occupied as proposed in conjunction with the adjoining building on the site occupied by the same concern and for the same use; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

245-49-BZ

APPLICANT—Burke, Morrison and Green, for Alvin B. Wolosoff and Morty Wolosoff, d/b/a Alley Pond Park Apartments, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21C of the zoning resolution, to permit in a residence and local retail use, D and F area districts, the erection and maintenance of more than one building on a lot without the required side and rear yards, and to permit the parking and storage of more than five motor vehicles on portions of the open area of plot.

PREMISES AFFECTED—224-09 to 224-63 to 226-49 Kingsbury avenue, 226-46 to 226-52 Kingsbury avenue, 224-01 to 224-07 Kingsbury avenue and 77-15 to 77-17 Springfield boulevard (Block 7840, Lot 2); 78-05 to 78-29 Springfield boulevard, 224-06 to 224-48 Kingsbury avenue, 78-02 to 78-44 226th street and 224-27 to 224-33 Union turnpike (Block 7842, Lot 33); 226-01 to 226-69 Union turnpike, 78-01 to 78-21 226th street and 78-25 to 78-41 Springfield boulevard (Block 7844, Lot 2); 78-02 to 78-12, 78-18 to 78-34 and 78-40 to 78-56 Cloverdale boulevard, southwest corner of Kingsbury avenue (Block 7846, Lot 32); 78-01 to 78-11 Cloverdale boulevard, 229-04 to 229-12 Kingsbury avenue and 78-02 to 78-06 230th street, 78-17 to 78-25 Cloverdale boulevard, 78-10 to 78-24 230th street, 78-29 to 78-35 Cloverdale boulevard, 78-28 to 78-36 230th street, 78-39 to 78-41 Cloverdale boulevard and 229-07 to 229-11 Grand Central parkway, south side of Kingsbury avenue between Cloverdale boulevard and 230th

street to Grand Central parkway (Block 7847, Lot 1) and 78-01 to 78-17 230th street, 230-01 to 230-03 Grand Central parkway, 230-04 to 230-22 Kingsbury avenue and 230-15 to 230-23 Grand Central parkway, south side of Kingsbury avenue between 230th street and Grand Central parkway (Block 7848, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Alvin B. Wolosoff and Morty Wolosoff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (245-49-BZ)

WHEREAS, Burke, Morrison and Green for Alvin B. Wolosoff and Morty Wolosoff d/b/a Alley Pond Park Apartments, owners, filed March 30, 1949 an application under sections 7h, 21 and 21c of the zoning resolution, to permit in residence and local retail use, F and D area districts, the erection and maintenance of more than one building on a lot without the required side and rear yards, and to permit the parking and storage of more than five motor vehicles on portions of the open area of plot, affecting premises 224-09 to 226-49 Kingsbury avenue, 226-46 to 226-52 Kingsbury avenue, 224-01 to 224-07 Kingsbury avenue and 77-15 to 77-17 Springfield boulevard (Block 7840, Lot 2); 78-05 to 78-29 Springfield boulevard, 224-06 to 224-48 Kingsbury avenue, 78-02 to 78-44 226th street and 224-27 to 224-33 Union turnpike (Block 7842, Lot 33); 226-01 to 226-69 Union turnpike, 78-01 to 78-21 226th street and 78-25 to 78-41 Springfield boulevard (Block 7844, Lot 2); 78-02 to 78-12, 78-18 to 78-34 and 78-40 to 78-56 Cloverdale boulevard, southwest corner of Kingsbury avenue (Block 7846, Lot 32); 78-01 to 78-11 Cloverdale boulevard, 229-04 to 229-12 Kingsbury avenue and 78-02 to 78-06 230th street, 78-17 to 78-25 Cloverdale boulevard, 78-10 to 78-24 230th street, 78-29 to 78-35 Cloverdale boulevard, 78-28 to 78-36 230th street, 78-39 to 78-41 Cloverdale boulevard and 229-07 to 229-11 Grand Central Parkway, south side of Kingsbury avenue between Cloverdale boulevard and 230th street to Grand Central parkway (Block 7847, Lot 1) and 78-01 to 78-17 230th street, 230-01 to 230-03 Grand Central parkway, 230-04 to 230-22 Kingsbury avenue and 230-15 to 230-23 Grand Central parkway, south side of Kingsbury avenue between 230th street and Grand Central parkway (Block 7848, Lot 1), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on May 24, 1949 after due notice by publication in the Bulletin, and laid over to June 1, 1949, for applicant to submit additional information; and

WHEREAS, the district maps accompanying the zoning resolution show that Kingsbury avenue is in a residence use, F and D area, class 1 height district; Union turnpike and Springfield boulevard are in residence and local retail use, F and D area, class 1 height districts; the site is in residence and local retail use, F and D area, class 1 and ½ height districts; and

WHEREAS, the decision of the borough superintendent dated March 9, 1949 as to N. B. Applic. 1170 to 1191-49 inclusive reads:

"4. The erection of more than one building on a lot is contrary to sec. 5, article 1 of zone resolution.

5. Proposed buildings do not comply with the provisions for a Res. F district, sect. 16 of Zone Resolution.

6. The parking and storage motor vehicles on portions of the open area of plot within a Res. district is contrary to Article 2, section 3 of Zone Resolution."

and

WHEREAS, the decision of the borough superintendent

MINUTES

dated May 3, 1949 as to N. B. Applications 2539-2541-49 inclusive reads:

"2. The erection of more than one building on lot is contrary to article 1, sect. 5 of Zone resolution.

3. The parking and storage of motor vehicles within the open area of plot is contrary to art. 2, sect. 3 of zone resolution.

4. Provide side yards and rear yards as per sect. 16 of zone resolution as plot is within a Res. F district."

and
WHEREAS, the decision of the borough superintendent dated May 3, 1949 as to N. B. Applications 2542 to 2545-49 inclusive reads:

"3. The erection of more than one building on a lot is contrary to article 1, sect. 5 of zone resolution.

4. The parking and storage of motor vehicles within the open area of plot is contrary to Art. 2, sect. 3 of zone resolution.

5. Provide side and rear yards as per section 16 of zone resolution as plot is within a Res. F district.

78-01—7811 Cloverdale Blvd.

229-04-12 Kingsbury ave.

78-02-06 230th St.

78-17-7825 Cloverdale Blvd.

78-10-24 230th St.

78-29 to 7835 Cloverdale Blvd.

78-28 to 36 230th St.

78-39 to 41 Cloverdale Blvd.

229-07-11 Grand Central parkway."

and

WHEREAS, the decision of the borough superintendent dated May 3, 1949 as to N. B. Applications 2546 to 2547-49 inclusive reads:

"2. The erection of more than one building on lot is contrary to article 1, sect. 5 of zone resolution.

3. The parking and storage of motor vehicles within the open areas of plot is contrary to art. 2, sect. 3 of zone resolution.

4. Provide side yards and rear yards as per sect. 16 of zone resolution as plot is within a res. F district.

78-01-17 230th St.

230-01-03 Grand Central parkway

2304-22 Kingsbury avenue

230-15-23 Grand Central Parkway."

and

WHEREAS, the applicant states that the premises consist of a plot approximately 1716 ft. frontage by 775.86 ft. in depth, irregular, presently vacant; that it is proposed to erect 275 two-family structures in 31 groups ranging from four 2-family units in a group to twenty 2-family units in a group with detached garages having a capacity of 209 cars and with open parking space for 134 cars; that the size of the buildings are:

Type A—21 ft. 6 in. by 36 ft. 4 in.

Type B—25 ft. 6 in. by 36 ft. 4 in.

Type C—23 ft. 8 in. by 34 ft. 7 in.

Type D—24 ft. 8 in. by 36 ft. 4 in.;

that all are 23 ft. in height, of class 4 construction; and

WHEREAS, the applicant contends that the westerly portion of the premises which is comprised of block 7840, lot 1, block 7842, lot 1, block 7843, lot 12, block 7844, lots 1 and 6, block 7845, lots 1 and 6 and block 7846, lots 1 and 6, all as indicated on the tax map of the Borough of Queens as said tax map was laid out at the time of filing, is presently the subject of Alt. Map No. 3299, which said alteration map was favorably reported upon by the City Planning Commission on May 4, 1949 and is on the Board of Estimate Calendar of May 12, 1949 for adoption; that pending such adoption, the Tax Department has assigned to the westerly portion of the premises the block and lot numbers indicated on the appeal, namely block 7840, lot 2, block 7842, lot 33 and block 7844, lot 2; that the easterly portion of the premises was acquired by Messrs. Wolosoff subsequent to the filing of this application and lot 32 of block 7846 will eventu-

ally become part of block 7844, lot 1; that the area proposed to be built upon exceeds 75,000 sq. ft.; that the provision for light and air is deemed to be adequate and the minimum distance between any two buildings is not less than 6 inches per foot of height and in no case less than 20 ft.; that the proposed development will be in harmony with the general purpose and intent of the zoning resolution, in no way detracting from, but rather enhancing, the value of the surrounding property; that the actual ground coverage will be less than that permitted in an F area district and the floor area of the buildings does not exceed that permitted in an F area; and

WHEREAS, the application was amended to include Section 21 of the zoning resolution; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the zoning resolution as to parking use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to the question of more than one building on a lot, and the strict compliance with the requirements of Section 16 of the zoning resolution as to side and rear yards, and Section 7h as to parking and storage of motor vehicles for a term of ten years and as indicated on plans filed with this application marked "Received March 30, 1949," 5 sheets, *on condition* that the omission of side yards shall be made up by the open spaces proposed to be left unbuilt upon so as to compensate for such omission of side yards; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 246-49-A; that the garages and parking spaces shall be occupied only by the residents of the buildings within each block; that any streets on the premises now existing or proposed and which are proposed to be removed shall be duly removed from the City Map by action of the Board of Estimate; that the streets and roadways and sidewalks and curbing therefor shall be constructed and maintained to the satisfaction of the Borough President; that curb cuts shall be restricted to those shown on the plans filed with this application for entrance to the parking and garage spaces; that open areas where not required as shown for cars and roadways shall be landscaped and so maintained; that there shall be erected along the rear lot lines where walls of proposed garages do not exist a substantial wall of masonry or a woven wire fence erected on a masonry base to a total height of not less than 5 ft. 6 in.; that such woven wire fence shall be of the chain link type with anchored steel posts; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

290-49-BZ

APPLICANT—Samuel Rosenblum, for 420 East 63rd Street Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district, stores in a Class A multiple dwelling at cellar level.

PREMISES AFFECTED—1153-1167 York avenue, 407-439 East 62nd street, northwest corner and 420 East 63rd street, southwest corner of York avenue (Block 1457, Lots 6, 17, 42 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (290-49-BZ)

WHEREAS, Samuel Rosenblum, for 420 East 63rd St. Corp., owner, filed April 13, 1949, an application under sections 7c, 7e, and 21 of the zoning resolution, to permit in a residence use district, stores in a Class A multiple dwelling at cellar level, affecting premises 1153-1167 York avenue and 407-439 East 62nd street, Northwest corner of York avenue and East 62nd street and southwest corner of York avenue and East 63rd street (Block 1457, Lots 6, 17, 42 and 43), Borough of Manhattan; and

WHEREAS, a public hearing was held on May 24, 1949, after due notice by publication in the Bulletin, and laid over to June 1, 1949 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 62nd street and East 63rd street are in residence and business use, A area and Class 2 height districts; York avenue is in residence and manufacturing use, A area and Class 2 height districts; and the site is in a residence use, A area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1949, acting on N.B. Applic. 26/49, reads:

"A5. Proposed location of stores in a residential district is contrary to Sec. 3 of Article II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. 10 in. front by 481 ft. 7 in. in depth, formerly used for gas tanks—in process of demolition; that it is proposed to erect a building 200 ft. 10 in. front on York avenue by 85 ft. in depth (irregular) 12 stories, 106 ft. 6 in. in height, of Class 1 construction, to be used as a Class A multiple dwelling with six stores on cellar level; and

WHEREAS, the applicant contends that this improvement consists of three 12-story fireproof apartment houses, one unit facing York avenue, one unit facing on 63rd street and a westerly unit from 62nd to 63rd street; that on the 62nd street end there will be a garage for the exclusive use of the tenants of those apartments; that it is desired to use the frontage on the street level on York avenue for retail stores as an accessory use for the community which will be housed in these units; that this property heretofore was located in an unrestricted district and the usages to which it has previously been put and which will now be replaced were those that were permissible only in unrestricted territory; that facing this block front on York avenue between 62nd and 63rd street on the opposite side of the street are now the pumping station, shops and offices of the Consolidated Gas Company; that on the southerly side of East 62nd street there is a group of garages and also the former property of the Consolidated Edison Co. and a gas storage tank now in process of demolition; that on the easterly side of York avenue, diagonally opposite the subject site is an existing gas station; that to the northerly side on York avenue is an open lot presently used for parking; that it is essential, because of the large area covered by these three units, to provide necessary retail facilities so that housewives will not have to traverse large distances for shopping; that on the York avenue frontage, the stores proposed are on the cellar level of the building and will front directly on the street; that inasmuch as garage facilities are permitted as an accessory use under the Multiple Dwelling Law, it would seem reasonable that store facilities furnishing another necessary accessory use also be provided; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does

hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty-one (21) years to permit the construction and maintenance of business uses along the York avenue frontage as proposed and as indicated on plans filed with this application marked "Received May 4, 1949" 6 sheets, on condition that the occupancy of such business uses shall be for retail stores complying with the requirements for a local retail district; that there shall be no unprotected openings between such spaces proposed to be used for business and the balance of the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

92-49-A

APPLICANT—Lama, Proskauer and Prober, for Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. in conjunction with Cal. 91-49-BZ.

203-49-A

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Nelson Page and Walter Eberhart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1949 at 10 a.m. in conjunction with Cal. 202-49-BZ.

252-49-A

APPLICANT—Joseph Schafran, for Morton Pickman and Cameo Holding Corporation, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street, and 72nd avenue (Block 6548, Lots 2, 80, and 200 and Block 6575, Lot 2), Flushing, Borough of Queens. (Under sections 35 and 36, General City Law re buildings in bed of and not fronting on mapped streets).

APPEARANCES—

For Applicant: Charles I. Goldman, Irwin Pakula and Morton Pickman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 10 a.m. for further consideration in connection with Cal. 251-49-BZ.

MINUTES

971-48-A

APPLICANT—Harry Koslow, owner (Contract Purchaser; Charles Perkins and Elizabeth Perkins).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-40 182nd place, northwest corner of 144th avenue (Block 13077, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—144th avenue).

APPEARANCES—

For Applicant: Ruvin H. Koslow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (971-48-A)

WHEREAS, Harry Koslow, owner (Charles and Elizabeth Perkins, contractual owners), filed November 18, 1948, an application pursuant to Section 35 of the General City Law, to permit the erection of a building on a lot partly in the bed of a mapped street, affecting premises 143-40 182nd Place, northwest corner 144th avenue (Block 13077, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1948, acting on Alt. Applic. 2803-48, reads:

"1. Property located partly in the bed of a mapped street is contrary to Section 35 of the General City Law."

and

WHEREAS, the applicant states that the building is 1½ stories, 16 ft. in height; 24 ft. 6 in. by 30 ft. 2 in. in area; of Class 4 construction; proposed to be located on a lot 50.84 ft. by 100 ft. in area, in a residence use, E area, Class 1 height district, to be used and occupied as a one-family dwelling; and

WHEREAS, the applicant contends that it is proposed to relocate the building now at 71-12 153 avenue in the site of the Idlewild Airport on the premises; that the building will be so located on the lot as to be set back from the 144th avenue building line as it now exists approximately 25 ft.; that when the proposed widening of 144th avenue is consummated the building will be set back 6.96 ft. from the new 144th avenue building line; that no part of the buildings to be erected on the lot will be in the bed of the proposed street; that the lot is vacant and the only way it can yield a fair return to the present owners or to the equitable owners is by the erection of a one-family dwelling; that since the house will not be in the bed of the proposed street there will be no increases in the cost of acquisition of such street for widening purposes; that if the permission herein sought is granted, the cost of opening the street will be reduced since the consequential damages to the plot will be lessened because of the permitted use.

Resolved, that the decision of the borough superintendent dated November 5, 1948 acting on Alt. Applic. 2803-48, Objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the portion of the plot within the bed of the mapped street to be occupied for the required side yard under the zoning resolution *on condition* that there shall be no portion of the building erected in such space; that in all other respects, the requirements of the resolution adopted this day under Cal. 79-49-BZ shall be complied with; that in the event a portion of the premises is acquired for street purposes as shown on the City map no claim for compensation shall be made except for the land so taken in an amount as shall be determined by the court.

216-49-A

APPLICANT—Paul Friedman, for Seymour Okonowitz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis avenue, southeast corner (Block 65, Lot 3), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, J. B. Okonowitz and Seymour Okonowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (216-49-A)

WHEREAS, Paul Friedman, for Seymour Okonowitz, owner, filed March 17, 1949, an application pursuant to Section 35 of the General City Law to permit the erection of a building on a plot, portion of which lies within the proposed widening of Cornaga avenue, affecting premises 745 Cornaga avenue and 747 Annapolis avenue, southeast corner, (Block 65, Lot 3), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1949, acting on N.B. Applic. 2998/47, reads:

"2. Secure approval of B. of St. as part of plot lies in bed of mapped street as per Art. 3, Sect. 35 of General City Laws."

and

WHEREAS, the applicant states that the building will be 1½ stories, 18 ft. in height, 81 ft. 6 in. by 29 ft. 2 in. in area, Class 4 construction, on a lot 155.3 ft. by 49.84 ft. irregular in area, located in a residence use, E area and Class 1 height district, used and occupied as a one-family dwelling and accessory two-car garage; and

WHEREAS, the applicant contends that 15 ft. of the Cornaga avenue frontage is located within the bed of a mapped street widening; that part of the frontage on Annapolis avenues is also in the bed of a mapped street, so that the proposed widening will begin at a point on the southerly lot line of the premises distant 10 feet west of the present line and will run thence a distance of 44.3 feet northwesterly to the intersection of the proposed widened line of Cornaga avenue, as indicated on plans filed with this application; that no portion of the proposed building will be in the bed of the mapped streets; that it is therefore requested that this application be granted.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2998-47, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under Section 35 of the General City Law, to permit the use of a portion of the premises within the bed of the proposed mapped street as permitted under resolution adopted this day under Cal. 231-48-BZ and in accordance with the plans filed therewith, *on condition* that no portion of the premises within the bed of the proposed street shall be built upon; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 231-48-BZ.

246-49-A

APPLICANT—Burke, Morrison and Green, for Alvin B. Wolosoff and Morty Wolosoff, d/b/a Alley Pond Park Apartments, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—224-09 to 224-63 to 226-49 Kingsbury avenue, 226-46 to 226-52 Kingsbury avenue, 224-01 to 224-07 Kingsbury avenue and 77-15 to 77-17 Springfield boulevard (Block 7840, Lot 2); 78-05 to 78-29 Springfield boulevard, 224-06 to 224-48 Kingsbury avenue, 78-02 to 78-44 226th street and 224-27 to 224-33 Union turnpike (Block 7842, Lot 33); 226-01 to 226-69 Union turnpike, 78-01 to 78-21 226th street and 78-25 to 78-41 Springfield boulevard (Block 7844, Lot 2); 78-02 to 78-12, 78-18 to 78-34 and 78-40 to 78-56 Cloverdale boulevard, southwest corner of Kingsbury avenue (Block 7846, Lot 32); 78-01 to 78-11 Cloverdale boulevard, 229-04 to 229-12 Kingsbury avenue and 78-02 to 78-06 230th street, 78-17 to 78-25 Cloverdale boulevard, 78-10 to 78-24 230th street, 78-29 to 78-35 Cloverdale boulevard, 78-28 to 78-36 230th street, 78-39 to 78-41 Cloverdale boulevard and 229-07 to 229-11 Grand Central parkway, south side of Kingsbury avenue between Cloverdale boulevard and 230th street to Grand Central parkway (Block 7847, Lot 1) and 78-01 to 78-17 230th street, 230-01 to 230-03 Grand Central parkway, 230-04 to 230-22 Kingsbury avenue and 230-15 to 230-23 Grand Central parkway, south side of Kingsbury avenue between 230th street and Grand Central parkway (Block 7848, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Alvin B. Wolosoff and Morty Wolosoff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (246-49-A)

WHEREAS, Burke, Morrison and Green for Alvin B. Wolosoff and Morty Wolosoff (d/b/a Alley Pond Park Apartments), owners, filed March 30, 1949 an application pursuant to section 35 of the General City Law, to permit the erection of buildings not facing on a legal street, an application pursuant to section 36 of the General City Law to permit the erection of buildings in the beds of mapped streets, and an appeal from a decision of the borough superintendent, affecting premises 224-09 to 224-63 to 226-49 Kingsbury avenue, 226-46 to 226-52 Kingsbury avenue, 224-01 to 224-07 Kingsbury avenue and 77-15 to 77-17 Springfield boulevard (Block 7840, Lot 2); 78-05 to 78-29 Springfield boulevard, 224-06 to 224-48 Kingsbury avenue, 78-02 to 78-44 226th street and 224-27 to 224-33 Union turnpike (Block 7842, Lot 33); 226-01 to 226-69 Union turnpike, 78-01 to 78-21 226th street and 78-25 to 78-41 Springfield boulevard (Block 7844, Lot 2); 78-02 to 78-12, 78-18 to 78-34 and 78-40 to 78-56 Cloverdale boulevard, southwest corner of Kingsbury avenue (Block 7846, Lot 32); 78-01 to 78-11 Cloverdale boulevard, 229-04 to 229-12 Kingsbury avenue and 78-02 to 78-06 230th street, 78-17 to 78-25 Cloverdale boulevard, 78-10 to 78-24 230th street, 78-29 to 78-35 Cloverdale boulevard, 78-28 to 78-36 230th street, 78-39 to 78-41 Cloverdale boulevard and 229-07 to 229-11 Grand Central Parkway, south side of Kingsbury avenue between Cloverdale boulevard and 230th street to Grand Central parkway (Block 7847, Lot 1) and 78-01 to 78-17 230th street, 230-01 to 230-03 Grand Central parkway, 230-04 to 230-22 Kingsbury avenue and 230-15 to 230-23 Grand Central parkway, south side of Kingsbury avenue between 230th street and Grand Central parkway (Block 7848, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated March 9, 1949 as to N. B. Applications 1170-1191-49 inclusive read:

"4. The erection of more than one building on a lot is contrary to sect. 5, article 1 of Zone resolution.

5. Proposed buildings do not comply with the provisions for a Res. F district, sect. 16 of zone resolution.

1. The erection of attached frame dwellings is contrary to sect. 4.1.3 of B.C.

2. Secure approval of B. of St. & A. as per sect. 36 of General City Laws for buildings which do not face on legal street.

3. Secure approval of B. of St. & A. as per section 35 of General City Laws for buildings in bed of mapped street."

and

WHEREAS, the decisions of the borough superintendent dated May 3, 1949 as to N. B. Applications 2539 to 2541-49, inclusive read:

"The erection of attached frame dwellings is contrary to sect. 4.1.3 of B.C."

and

WHEREAS, the decisions of the borough superintendent dated May 3, 1949 as to N. B. Applications 2542 to 2545-49 inclusive read:

"1. The erection of attached frame dwellings is contrary to sect. 4.1.3 of B.C.

2. Buildings that do not face on a legal street are contrary to sect. 36 of General City Laws."

and

WHEREAS, the decisions of the borough superintendent dated May 3, 1949 as to N. B. Applications 2546 and 2547-49 inclusive read:

"1. The erection of attached frame dwellings is contrary to sect. 4.1.3 of B.C.

and

WHEREAS, the applicant states that it is proposed to erect 31 groups of attached two-story frame dwellings totaling 275 such two-family structures with accessory garages of 209 car capacity and with parking space for 134 cars, pursuant to section 608 of the National Housing Act; and

WHEREAS, the applicant contends that the dwellings proposed to be erected will be two-family units separated from each other by 12 in. thick masonry walls in the cellar and 8 in. thick to the underside of the roof; that all partitions and ceilings will be plastered; that the exterior walls will be of masonry veneer not less than 4 in. thick and where the 8 in. dividing walls occur, the masonry veneer will be fire stopped; that the proposed plan of construction constitutes a desirable residential development and it is requested that the Board grant its approval under the power vested in it by section 36 of the General City Law as to the dwellings which will not face on legal streets and under the power vested in the Board by section 35 of the General City Law as to buildings which will be in the bed of mapped streets; that the present mapped street layout varies from the streets shown on the site plan; that Alteration Map 3299 conforming the street layout to that shown on the site plan was favorably reported upon by the City Planning Commission on May 4, 1949 under CP-6288; that this alteration map is on the calendar of the Board of Estimate of May 12, 1949 for adoption.

Resolved, that the decision of the borough superintendent acting on N. B. Applications 1170-1191-49, inclusive, N. B. Applications 2539-2541-49, inclusive, N. B. Applications 2542-2545-49, inclusive and N. B. Applications 2546 and 2547-49, be and it hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 245-49-BZ, shall be complied with and that the group dwellings shall be constructed as proposed and as indicated on such plans; that any buildings not facing directly on a legal street may be constructed and located as shown, provided adequate passageways are maintained for access thereto from the legal street; that any buildings proposed to be erected in the bed of an existing mapped street shall not be so erected unless the streets have been duly removed from the City Map by action of the Board of Estimate;

MINUTES

that in all other respects the building and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 245-49-BZ.

APPLIANCE AND MATERIALS SUBMITTED FOR APPROVAL

251-48-SA

APPLICANT—American Stove Co., owner.

SUBJECT—Quick Heat Oil Fired Furnace, Models A65UB, A85RB, A100RB and H55D (previously approved); (re amendment to resolution for change of Model Number from A65UB to A75UB).

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (251-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 25, 1949

Re: Cal. 251-48-SA

Subject: Change of Model Number from A65UB to A75UB.

The American Stove Company, Lorain, Ohio, requested by letter, dated March 11, 1949, that the resolution adopted by the Board July 13, 1948, under Cal. 251-48-SA be reopened to change the model designation of A65UB to A75UB. The case was reopened by a vote of the Board March 29, 1949.

Description

Model A75UB is similar to Model A65UB, approved by the Board July 13, 1948, under Cal. 251-48-SA. There has been no internal change made in the burner construction, the only change being in cabinet design so as to simplify the servicing of the unit when in the field. This unit has been approved by the Underwriters Laboratories.

Recommendation

On the basis of inspection and data filed by the applicant, the Committee on Test recommends that the resolution adopted July 13, 1948, under Cal. 251-48-SA, be amended to change model number A65UB to A75UB on condition that the requirements of the resolution adopted July 13, 1948, under Cal. 251-48-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 13, 1948, in accordance with the above report.

386-48-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Erie Computing Pump, Model 777, Retriever Hose Computing Pump, Model 777-10, Non-Computing Pump, Model 999, Retriever Hose Computing Pump 999-10, Computing Pump, Model 748 and Retriever Hose Computing Pump, 748-10.

APPEARANCES—

For Applicant—Frank Carney.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (386-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 4, 1949

Re: Cal. 386-48-SA

Subject: Erie Computing Pump Model 777, Retriever Hose Computing Pump Model 777-10, Non-Computing Pump Model 999, Retriever Hose Computing Pump 999-10, Computing Pump Model 748 and Retriever Hose Computing Pump 748-10, approval of.

The Erie Meter Systems, Inc., of Erie, Penn., owner, filed March 19, 1948 an application with the Board of Standards and Appeals for approval of the above named pumps under the provisions of C19-69.c of the Administrative Code.

Description

These are gasoline distributing pumps with all enclosure panels constructed of #16 U. S. gauge cold rolled steel. Each side panel is fastened to the two chassis columns on its respective side by means of six ¼ inch machine screws, three in each column.

The top panel fits over the side panels and is fastened to them inside the cabinet by means of ¼ inch machine screws.

Each door is held to the side panel by two heavy concealed hinges, and each has an individual lock.

The chassis consists of four vertical columns of a special channel section pressed from ⅛ inch thick sheet steel (11 gauge—.125") to which are bolted pressed steel bridges which support the visigauge, register and meter, and a cast iron bridge for supporting the pumping unit, air eliminator and motor.

The pressed steel bridges are formed from No. 12 gauge (.109") hot rolled steel.

The pump and air eliminator are combined in the same casting.

The pump shaft extends through the air eliminator housing and has three bearings, no stuffing boxes. Any air in the secondary chamber is dispelled to the atmosphere through copper tube connected to outlet in center of air-eliminator housing.

These pumps are similar in all other respects to the pumps approved by the Board (Models 77 and 99) under calendar number 452-40-SA except that Model 777 is 61 inches high instead of 73 inches that the mechanism in Model 748 is set 6 inches higher above the base. 748-10 is the same as 77-10 except mechanism is 6 inches higher. Model 999 is similar to Model 99 except as to height.

The models are arranged for interchangeability of all working parts with Models 77, 77A and 771.

Inspection and Test

These appliances were inspected and tested by the Committee on Test at 9 Rockefeller Plaza and found to operate satisfactorily.

Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test.

The unit has been approved by the Underwriter Laboratories, MH-1912. 47C2554.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends that the Erie Computing Pump Model 777, Retriever Hose Computing Pump Model 777-10, Non-Computing Pump Model 999, Retriever Hose Computing Pump 999-10, Computing Pump Model 748 and Retriever Hose Computing Pump Model 748-10 be approved for use in New York City when

MINUTES

installed and operated in accordance with this report and the requirements of C19-69 Administrative Code provided each pump bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 386-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

682-48-SM

APPLICANT—Tubed Chemicals Corporation, owner
(former owner Universal Chemical Corp.)

SUBJECT—One Shot Lighter Fluid Tube (previously approved); re amendment of resolution to permit the change of name of the owner).

APPEARANCES—

For Applicant: Richard C. Fredette, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (682-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 5, 1949

Re: Cal. 682-48-SM

Subject: One Shot Lighter Fluid Tube
(new name of owner).

On July 13, 1948, the Universal Chemical Corporation filed an application for approval of the One Shot Chemical Lighter Fluid Tube. This application was approved by the Board on March 8, 1949. Request has been made for a change of name of the manufacturing company, the Universal Chemical to the Tubed Chemical Corporation and the applicant has filed an affidavit that the assets, etc. are in the corporation under its new name and that a certificate of amendment of the Certificate of Incorporation covering the change of name to Tubed Chemical Corporation has been filed at Wilmington, Delaware. A copy of the certificate of amendment has been filed with this application.

Recommendation

On the basis of this data filed, the Committee on Test recommends the amendment of the resolution of the Board of March 8, 1949, to permit the change of name of the corporation from Universal Chemical Corporation to the Tubed Chemical Corporation.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 8, 1949, in accordance with the above report.

Adjourned: 2:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, JUNE 1, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS 126-32-S

APPLICANT—Henry George Greene, for Airline Foods Corp., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-36 Waverly avenue, west side, 227 ft. 4¾ in. north of Park avenue (Block 1873, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (126-32-S)

WHEREAS, this application for a variation from the requirements of the labor law, from an order and a decision of the Fire Commissioner, affecting premises 34-36 Waverly avenue, west side, 204.06 ft. north of Park avenue (Block 1873, Lot 49), Borough of Brooklyn, was granted by the Board June 1, 1932, on certain conditions; and

WHEREAS, the resolution was amended March 29, 1938; and

WHEREAS, the applicant requested reopening and consideration of this appeal from a decision of the borough superintendent, affecting premises 28-36 Waverly avenue, west side, 227 ft. 4¾ in. north of Park avenue (Block 1873, Lot 45); (4th floor), Borough of Brooklyn; and

WHEREAS, this appeal was reopened April 12, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated March 24, 1949, as to Alt. Applic. 429/49, read:

"1. Proposed change of use of 4th floor violates Bd. of Stds. & Appeals Resolution Cal. #126-32-S."

and

WHEREAS, the applicant states the building is 4 stories, 44 ft. in height, 52 ft. 10 in. by 100 ft. in area, Class 1 construction, erected in 1921, located in an unrestricted use, A area, Class 1½ height district, used and occupied since erection: Cellar, boilerroom and storage, 1 person; 1st floor, office & shipping, 15 persons; 2nd floor—packing, 18 persons; 3d floor, bakery, 1 person; 4th floor—toilets, rest rooms and storage, 2 persons; proposed to be used and occupied upon completion of alteration as follows: Cellar—boiler and storage; 1st floor, office and shipping, 15 persons; 2nd floor, packing 18 persons; 3rd floor, bakery, 1 person; 4th floor, flour mixing, storage toilets and rest rooms, 2 persons; that the building is equipped with an approved interior fire alarm system; that there is one 3 ft. and 3 ft. 8 in. wide interior fireproof stairs, enclosed in terra cotta blocks, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, on June 1, 1932, the Board modified an order of the Fire Commissioner requiring the discontinuance and use of the premises for factory in violation of Section 270 of the Labor Law, on condition that the 4th floor be limited to the use of storage only; that 3rd story occupancy be limited to 5 persons and the remainder of the building limited to the legal capacity of the interior stairs; that a second exit be provided from the 4th floor by means of an opening to the roof of the adjoining building, No. 32 Waverly

MINUTES

avenue, equipped with a self-closing, fireproof door, thence across said roof to the bulkhead of the stairway of No. 32 Waverly avenue, direct to the street; that the building shall not be increased in height or area; that the use and occupancy shall remain substantially unchanged, and that the requirements of the labor law otherwise shall be complied with; and

WHEREAS, on March 29, 1938, the Board amended the resolution so that the 4th floor may be used for storage and as a restroom for employees of the building; and

WHEREAS, the applicant now requests that the Board permit two persons to be employed on the 4th floor for the mixing of flour, which flour will be sent down to the lower floors for baking, and states the occupancy of the remainder of the premises will be limited to the legal capacity of the interior stairs; and

WHEREAS, Certificate of Occupancy #10782, issued November 30, 1921, permits the use of the building as follows: 1st, 2nd and 3rd floors, cracker bakery; 4th floor—storage only.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 1, 1932, as amended by resolution adopted March 29, 1938, by adding thereto:

“... that in addition to the use hereinbefore permitted for the fourth story, there also may be two employees of the company occupying the building at factory work on the 4th floor, provided the exits as proposed as and indicated on plans filed with this request for amendment, marked ‘Received March 31, 1949’ (6 sheets) and as passed upon by the borough superintendent under Alt. Applic. 429-49, Objection 1, are complied with and in all other respects the resolution adopted by the Board June 1, 1932, as *amended* March 29, 1938, shall be complied with.”

175-48-A

APPLICANT—Sam J. Glaberson, for Associated Food Stores, owner.

SUBJECT—Application reopened January 25-1949 — re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street-120th street).

APPEARANCES—

For Applicant: Sam J. Glaberson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (175-48-A).

WHEREAS, application under section 35 of the General City Law affecting premises 87-73 120th street, east side, 176.66 ft. north of 89th avenue (Block 9330, Lot 65), Richmond Hill, Borough of Queens, was granted by the Board May 25, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration to include a decision of the borough superintendent, dated January 17, 1949, as to N. B. Applic. 7320-47; and

WHEREAS, this appeal was reopened January 25, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated January 17, 1949, as to N.B. Applic. 7320-47, reads:

“2. Plans as filed do not correspond to plans as approved B. of St. & A. Secure approval for new arrangement of building.”

and

WHEREAS, on May 25, 1948, the Board in acting on the decision of the borough superintendent, dated January 6, 1948, Objection 1 on the same new building number, under the powers vested in it under Section 35 of the General City Law, granted an application to permit the erection of a proposed building, 2 stories, 28 ft. in height; 247.76 ft. irregular by 118.58 ft. irregular in area, of Class 1 construction, on condition that the building comply in all other respects with all laws, rules and regulations applicable thereto and that the portion of the building proposed in the bed of 120th street be removed at the expense of the owner in the event the street is continued across the premises, making claim only for the fair value of the land so taken as may be determined by the court; and

WHEREAS, the applicant now states that the proposed building will be 80 ft. by 118.58 ft. in area, one story, 13 ft. in height of Class 1 construction, on a plot 247 ft. by 118 ft. irregular in area, in an unrestricted use A area, Class 1½ height district and used for the storage of food with an occupancy of 5 persons and will be equipped with a one source sprinkler system throughout; and

WHEREAS, the applicant now contends that permission is requested to erect a smaller building on the same site than was originally granted by the Board; that the proposed building will be one story, 17 ft. in height from road bed, 13 ft. in height from a platform, and will be of Class 1 construction, as shown on drawings filed with this application; that all of the conditions remain as stated at the time of the Board's previous action and all the conditions laid down by the Board in its resolution adopted May 25, 1948, will be complied with.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 25, 1948 by adding thereto:

“that the proposed building herein permitted may be reduced in size as proposed and as indicated on revised plan filed with Vol. II marked ‘Received January 11, 1949,’ one sheet, *on condition* that in all other respects the resolution adopted by the Board May 25, 1948 shall be complied with.”

723-48-A

APPLICANT—A. H. Salkowitz, for 57-16 Woodside Avenue Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-16 Woodside avenue, southwest corner of 58th street and 57-17 to 57-23 Roosevelt avenue (Block 1241, Lot 83), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz and Louis Kuerfist.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (723-48-A)

WHEREAS, A. H. Salkowitz, for 57-16 Woodside Avenue Corporation, owner, filed July 27, 1948, an appeal from a decision of the borough superintendent, affecting premises 57-16 Woodside avenue, southwest corner of 58th street and 57-17 to 57-23 Roosevelt avenue (Block 1241, Lot 83), Woodside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1948, acting on Alt. Applic. 2795-47, reads:

MINUTES

"1. The use of portions of the building as school rooms, is not permitted in a Class 3 building, exceeding 6000 sq. ft. in area (Sec. 4.2.1 —Building Code).

2. The approved live loads of 75 lbs. per sq. ft. for the 1st story and 60 lbs. per sq. ft. for the 2nd story, are insufficient for the factory and dance school uses.

3. Exit facilities do not comply with Sec. 270 of the Labor Law, as regards enclosing stairway partitions, material of stairs, width and swing of doors. Not further examined."

and

WHEREAS, the applicant states the building is 2 stories, 26 ft. in height; 107 ft. by 40 ft. irregular in area, of Class 3 construction; erected 1927, on a lot 107 ft. by 40 ft. in area, in a business use, B area Class 1½ height district and used and occupied since 1928 — cellar, boiler room and storage, no persons; 1st floor, stores, (auto showroom, 2 persons; dance school, 17 persons; machine shop, 10 persons; dress factory, 10 persons and machine shop, 5 persons); 2nd floor, aeronautical school and offices, 17 persons, sweater factory, 4 persons; office, wallpaper manufacturing, 5 persons; jewelry manufacturing, 15 persons; that it is proposed to be used and occupied on the 1st floor without change; 2nd floor, aeronautical school, 17 person, manufacturing sweaters, 4 persons; office, 10 persons; wallpaper factory, 5 persons; jewelry factory, 15 persons; that there are two 4 ft. wide wood stairs enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; that stair hall leads from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 33282, issued October 17, 1947, upon completion of work under N. B. Applic. 7074-47, permits the use of the first floor as a store with 75 lbs. live load and the 2nd floor as office with 60 lbs. live load; and

WHEREAS, Violation 2240 issued December 3, 1947, was for changing the occupancy of the building from store and office to store and factory without obtaining a certificate of occupancy therefor and that stairs and risers are of wood and the stairways are not enclosed by fireproof partitions as required by Section 270 of the labor law, and that doors from stairway do not open in line of egress; and

WHEREAS, the applicant states that this is an application to permit the change of use from stores and offices to stores, offices, manufacturing and schools in conjunction with office use; and

WHEREAS, the applicant contends as to Objection 1, that only approximately 5% of the total floor area of the building is used as a school, consisting of store No. 3 used as a dance school on 1st floor, and Room 7 on the 2nd floor used as an aeronautical classroom and office; that at no time are more than 15 students present at these schools; that the total area of the building does not exceed 7,500 sq. ft.; and contends as to Objection 2, that the actual loads do not exceed the permissible loads; that the applicant has been unable to locate plans in the Department to determine the permissible live loads but has ascertained that the floor beams of both floors where manufacturing takes place will safely support a greater load than that listed in the C. O.: that the actual loads are well within the limits of 75 lbs. per sq. ft. on the 1st floor and 60 lbs. per sq. ft. on the 2nd floor; that the building has actually been used for manufacturing between five and ten years and no failures of the structure to safely support the imposed loads could be discerned; and contends as to Objection 3, that all manufacturing spaces on the 1st floor are provided with two exits each; that it is proposed to fill all spaces between stud partitions and enclosing stairs and halls with rock wool from sill to plate; that there are two separate exits from the 2nd floor to the street, each 4 ft. wide; that all hardwood doors leading from the hall and stairs to the street are to be relocated to swing in the line of egress; that the 2nd floor occupancy will not exceed 45 persons; that it is therefore requested the Board grant a variance so as to modify the decision of the borough superintendent as any addi-

tional compliance would cause undue hardship on the owner as most of the tenants have occupied the premises for 10 years as the building could not be rented to any other type of occupancy in this neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent dated July 7, 1948 acting on Alt. Applic. 2795-47, Objections 1, 2 and 3, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

951-48-A

APPLICANT—Ernst Ohmer, for Orange Willow Corp., owner (97 Columbia Heights Realty Corp., lessee).
SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—97 Columbia Heights, northeast corner of Orange street (Block 219, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Miller and Ernst Ohmer.
For Administration: Thomas A. Larkin, Fire Dep't and Morris Hannes and Henry G. Phency, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (951-48-A)

WHEREAS, Ernst Ohmer, for Orange Willow Corporation, owner (97 Columbia Heights Realty Corporation, lessee) filed October 25, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 97 Columbia Heights, northeast corner of Orange street (Block 219, Lot 1), Borough of Brooklyn; and

WHEREAS, Order 22618-LF issued by the fire commissioner May 27, 1948, affecting premises 89-99 Columbia Heights, and referred to in a decision of the fire commissioner dated October 5, 1948, reads:

"1. Install an adequate interior fire alarm system as per Plan 672-B, same to be connected to present fire alarm in main building. Also extend present fire alarm system to cover Pent House on roof of main building. Sec. C19-487e-2, c, 1 Adm. Code."

and

WHEREAS, the applicant states that the building is 12 stories, 120 ft. in height, 75.9 ft. by 100 ft. in area, of Class 3 construction, erected in 1889, located on a lot 75.9 ft. by 100 ft. in area, in a residence use B area, Class 2 height district, and used and occupied since 1927 as follows: cellar, heating plant; basement, storage; 1st floor, office, lobby, dining room, 125 persons; 2nd and 3rd floors, 10 apartments each; 4th floor, 12 apartments; 5th floor, 10 apartments; 6th, 7th and 8th floors, 11 apartments each; 9th and 10th floors, 10 apartments each; penthouse, solarium; that a one source sprinkler system is being installed; that the building is equipped with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that the building is provided with one interior stairs, 30 in. wide, steel and brick construction, steel and brick enclosed, equipped with two hour test self-closing doors, and leading from roof bulkhead direct to street, and one fire tower; that there are also four fire escapes extending to roof by stair and to street and yard by stair with direct egress from yard to street; and

WHEREAS, the applicant has filed a copy of a communication dated April 30, 1948 from the Division of Housing stating that premises 97 Columbia Heights has been classified under sections 4 and 67 of the Multiple Dwelling Law as a multiple dwelling and an inspection made April 27, 1948 indicates it is being maintained in violation of sections 25 and 67 of the Multiple Dwelling Law as amended by Chap-

MINUTES

ter 867 of the Laws of 1948, effective April 6, 1948, and directing that an alteration application be filed to make the building conform with all applicable provisions of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that this is a separate building having its own separate fire protective devices; that it is operated separate and apart from any other building; that extension of the interior fire alarm system to any other building is neither necessary, required by law, nor reasonably required; and

WHEREAS, the Housing Division advises that this building is classified as a heretofore erected existing Class A multiple dwelling; and

WHEREAS, the requirements of 487e-2, c, 1 of the Administrative Code are not applicable to a Class A multiple dwelling.

Resolved, that the decision of the fire commissioner as to Order 22618-LF be and it hereby is *reversed* and the appeal be and hereby is *granted*.

953-48-A

APPLICANT—Ernst Ohmer, for Orange Willow Corp., owner (97 Columbia Heights Realty Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—91 Columbia Heights, east side, 75.9 ft. north of Orange street (Block 219, Lot 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Miller and Ernst Ohmer.
For Administration: Thomas A. Larkin, Fire Dep't and Morris Harnes and Henry G. Phoney, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (953-48-A)

WHEREAS, Ernst Ohmer, for Orange Willow Corporation, owner (97 Columbia Heights Realty Corporation, lessee), filed October 25, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 91 Columbia Heights, east side, 75.9 ft. north of Orange street (Block 219, Lot 4), Borough of Brooklyn; and

WHEREAS, Order 22618-LF issued by the fire commissioner May 27, 1948 affecting premises 89-99 Columbia Heights, and referred to in a decision of the fire commissioner dated October 5, 1948, reads:

"1. Install an adequate interior fire alarm system as per Plan 672-B, same to be connected to present fire alarm in main building. Also extend present fire alarm system to cover Pent House on roof of main building. Sec. C19-487e-2, c, 1 Adm. Code."

and

WHEREAS, the applicant states that the building is 5 stories, 60 ft. in height, 25 ft. by 90 ft. in area, of Class 3 construction, erected prior to 1920, located on a lot 25 ft. by 100 ft. in area, in a residence use B area, Class 2 height district, and used and occupied since 1927 as follows: basement, storage; 1st to 5th floors, two apartments each floor; that a sprinkler system is being installed; that there is one 30 in. wide wood stairs unenclosed, leading from top story direct to street and provided with a ladder and scuttle to roof, and a fire tower from roof bulkhead direct to street; and

WHEREAS, the applicant contends that this building is a separate five story apartment building, containing ten apartments, having its own separate fire protective devices; that it is operated separate and apart from any other building; that no interior fire alarm system is either necessary, required by law, nor reasonably required; and

WHEREAS, the Housing Division advises that this building

is classified as a heretofore erected existing Class A multiple dwelling; and

WHEREAS, the requirements of 487e-2, c, 1 of the Administrative Code are not applicable to a Class A multiple dwelling.

Resolved, that the decision of the fire commissioner as to Order 22618-LF be and it hereby is *reversed* and the appeal be and it hereby is *granted*.

210-49-A

APPLICANT—Arnold W. Lederer, for Samuel Kagan, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—530 Sackman street and 418 Dumont avenue, southwest corner (Block 3795, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Samuel Kagan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted, Certificate of Occupancy 95221 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 95221—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (210-49-A)

WHEREAS, Arnold W. Lederer, for Samuel Kagan, owner, filed March 17, 1949, an application for revocation of Certificate of Occupancy 95221, affecting premises 530 Sackman street and 418 Dumont avenue, southwest corner (Block 3795, Lot 27), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 16, 1949, as to Alt. Applic. 282-49, reads:

"1. Housing Division records show this building was removed from Tenement House Classification under Alteration Permit 3185-39 and subsequent to April 18, 1929 and therefore cannot be converted to a tenement house Section 9, subdiv. 6."

and

WHEREAS, the applicant states the building is 3 stories, 32 ft. in height; 20 ft. by 50 ft. in area; of Class 4 construction; date of erection, unknown; located on a lot 20 ft. by 65 ft. in area, in a residence use C area, Class 1 height district, and used and occupied since 1946: cellar, ordinary; 1st floor, store, one family dwelling and one car garage; 2nd floor, dwelling, 1 family; 3rd floor, dwelling one family; that no change in use or occupancy is now proposed; that the building is provided with one 2 ft. 8 in. wide wood stairs, enclosed in partitions of studs, lath and plaster, equipped with wood doors leading direct to street and provided with a ladder and scuttle to roof, and one fire escape on Sackman street leading to street by sliding drop ladder; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, C.O. 95221, issued January 15, 1940, upon completion of work under Alt. 3185-39, permits the following use and occupancy: cellar ordinary; 1st floor, store and restaurant; 2nd floor, dwelling, one family; 3rd floor, dwelling, one family; and bears the notation "not a multiple dwelling"; and

WHEREAS, the applicant has filed a communication dated March 31, 1949, from the Department of Water Supply, Gas and Electricity addressed to the applicant stating that "an inspection of these premises made May 25, 1915, reported a 3-story 20 ft. wide building with accommodations or facilities for 3 families"; and

WHEREAS, the applicant contends the present owner purchased these premises in 1946; that the layout has not changed since that time other than the erection of a one

MINUTES

car garage on the rear of the lot approved under N.B. 102-47; that the first time the owner was put on notice that the building was illegally used was when he received the violation from the Division of Housing; that the owner now seeks to revoke the existing certificate of occupancy on the grounds that no physical or material changes have been made to the main building and that the rooms on the 1st floor are more desirable from a hazard point than a restaurant as indicated on certificate of occupancy; that C.O. 95221 was based on a restaurant alteration proposed in 1939; that P.S. Applic. 3564-31 probably not relating to the same building, shows a store and a 4-family occupancy; that Applic. 1159-1907 shows occupancy of 1st floor as store, living room and kitchen; that in view of the fact that the building has not been materially changed since its use as an old law tenement, it is requested that the existing certificate of occupancy be revoked and that the original occupancy of the three family dwelling and store, old law tenement, be restored; and

WHEREAS, the applicant states that it is proposed to do the following work in connection with this alteration application: to fire retard the garage ceiling with metal lath and plaster, to seal door between garage and main building with 8 in. solid masonry, to enclose cellar stairway in fireproof materials in cellar with 1 hour self-closing fireproof door at bottom; to put door between store and bedroom on 1st floor to be sealed with metal lath and plaster both sides; and

WHEREAS, in the opinion of the Board, the building at all times was a building designed, arranged and intended to be a multiple dwelling.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 282-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* revoking Certificate of Occupancy #95221 to permit the building to be restored to its former classification as an old law tenement for three families with portion of the first floor used as a store, *on condition* that the building shall be made to comply with the requirements of Chapter 7 of the Multiple Dwelling Law.

210-47-A

APPLICANT—Dunn and O'Leary, for Joseph J. Curley, trustee and Alice P. Burns, owners (Curley's Atlas Hotel, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner; previously denied.

PREMISES AFFECTED—116-02 to 116-20 Ocean Promenade, north side, from Beach 116th to Beach 117th streets, 125 Beach 116th street (Block 756, Lots 6 and 58), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Shaw.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (210-47-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 116-02 to 116-20 Ocean Promenade, north side, from Beach 116th to Beach 117th streets and 125 Beach 116th street (Block 756, Lots 6 and 58), Rockaway Beach, Borough of Queens, was denied by the Board July 22, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted July 22, 1947, by adding thereto:

"... that in the event, however, the applicant completes the work required by the department of housing and buildings under Section 67 of the Multiple Dwelling Law, that nothing in this decision shall interfere with the rescindment of Order 18991-LL, issued by the fire commissioner in the event the fire commissioner determines that the order should be rescinded in view of compliance with section 67."

1066-48-A

APPLICANT—Jacob W. Sherman, for Bridco Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—384-394 Bridge street, west side, 100 ft. south of Willoughby street (Block 152, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (1066-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 384-394 Bridge street, west side, 100 ft. south of Willoughby street (Block 152, Lot 37), Borough of Brooklyn was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 18, 1949, by adding thereto:

"... that nothing in this resolution shall be deemed to prohibit the erection of legal stud and plaster board partition by the tenants in stores 2, 3 and 4, on the 1st floor, as shown on plans marked 'Received May 24, 1949' (1 sheet) *on condition* that in all other respects the requirements of the resolution adopted by the Board January 18, 1949, shall be complied with (Alt. 3055-47)."

950-48-A

APPLICANT—Ernst Ohmer, for Orange Willow Corp., owner (97 Columbia Heights Realty Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—52-54 Willow street, west side, 25.6 north of Orange street (Block 219, Lots 16 and 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Miller and Ernst Ohmer.
For Administration: Thomas A. Larkin, Fire Dep't and Morris Hannes and Henry G. Phenev, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

952-48-A

APPLICANT—Ernst Ohmer, for Orange Willow Corp., owner (97 Columbia Heights Realty Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—56 Willow street, northwest corner of Orange street (Block 219, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Miller and Ernst Ohmer.
For Administration: Thomas A. Larkin, Fire Dep't and Morris Hannes and Henry G. Phenev, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

195-49-A

APPLICANT—Kitzler and Nurick, for Andrew J. Gallagher, owner (P. and B. Holding Co., Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—54-56 Court street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floor); (Block 265, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to reinstatement.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

151-19-S

APPLICANT—Philip Freshman, for All Continent Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II re new decision—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—50-52 West 3rd street, south side, 71.3 ft. west of Wooster street (Block 536, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

173-26-A

APPLICANT—Siegel and Green, for Braunstein and Scharf, owner (Kenton Hotel, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II re amendment and new decision re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—331-333 Bowery, east side, 102 ft. 8 in. south of East 3rd street (Block 458, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Michael N. Christon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure to consider amendment based on new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

157-39-A

APPLICANT—M. Martin Elkind, for Rosina Minardi, owner.

SUBJECT—Application for consideration—reopening as Vol. II—new proposal and decision re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant—M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

397-41-A

APPLICANT—Harry L. Yakel, for Koch and Wagner, (Bohack Realty Corp., owner.)

SUBJECT—Application reopened March 29, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens, (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Harry L. Yakel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 2 p.m., for inspection and decision without further argument.

237-47-A

APPLICANT—John Thatcher and Son, for Touraine Realty Corp., owner.

SUBJECT—Application reopened and restored to docket June 8, 1948—re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: William K. Elliot.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., to permit the applicant to complete compliance with Section 67 of the Multiple Dwelling Law.

227-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

MINUTES

OWNER OF PREMISES—David Jacobson (Sterling Box and Lumber Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 116040-46, re Permit 7359-21.

PREMISES AFFECTED—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes and Louis Rabino-witz.

For Opposition: Alex L. Sarett and David Jacob-son.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1949 at 2 p.m., for further consideration.

1007-48-A

APPLICANT—Vincent D. Luongo, for Rebecca Nassofer, owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera and Irving Nassofer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 2 p.m., for inspection by committee.

1052-48-A

APPLICANT—160 Henry Street Corporation, owner op-posite.

OWNER OF PREMISES—Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough super-intendent re Revocation of Certificate of Occupancy re Alt. Application 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 2 p.m., for inspection by committee.

1069-48-A

APPLICANT—Frieda L. Lazarus, adjoining property owner.

OWNER OF PREMISES—Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough super-intendent—re revocation of permit—re Alt. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 2 p.m., for inspection by committee.

37-49-A

APPLICANT—The American-Scandinavian Foundation, owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard H. Andrews and Thomas K. Roche.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 2 p.m., pending possible further appeal in the courts in the matter of Iselin vs. Board.

190-49-A

APPLICANT—Lawrence M. Rothman, for Masonry Main-tenance Co., owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—262 East 162nd street, south side, 87 ft. west of Morris avenue (1st and 2nd floors); (Block 2444, part of Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Brandinger and William Cammerata.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1949 at 2 p.m., applicant to furnish plan showing lot number as assigned to portion of former Lot 46 and now occupied by the existing stable proposed to be altered.

254-49-A

APPLICANT—Louis Lieberman, for William H. Kehl-mann, owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floor); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: William J. De Vito.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1949 at 2 p.m., to permit the applicant to file with the Board a drawing to more clearly show the proposal.

319-49-A

APPLICANT—Samuel Gardstein, for William Cohen, owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—4203 13th avenue, east side, 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein and William Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 2 p.m., for inspection and decision without further argument.

MINUTES

324-49-A

APPLICANT—Richard G. Stein, for Faberge, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 West 54th street, north side, 175 feet west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard G. Stein and Joseph Blumenkranz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 2 p.m., for inspection and decision without further argument.

ZONING APPLICATIONS

272-22-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the change in occupancy from machine shop, to motor vehicle repair shop and paint room, of an existing building (site previously granted by the Board as a public garage and a gasoline service station).

PREMISES AFFECTED—46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (entire property known as southeast corner); (Block 2432, Lot 9), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (272-22-BZ)

WHEREAS, this application, to permit in a business use district under section 7c of the zoning resolution, the erection and maintenance of a garage for more than five motor vehicles affecting premises 69-02 to 69-08 Queens boulevard and 46-09 69th street, southeast corner (Block 2432 (1523), Lot 9), Woodside, Borough of Queens, was granted by the Board May 23, 1922, on certain conditions; and

WHEREAS, the resolution was amended November 19, 1940, August 6, 1941, December 21, 1948 and March 8, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 23, 1922, as amended by resolutions adopted through March 8, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by the applicant that the work is approximately 90% completed, that all permits required shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. 2713-48)."

810-25-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Pinsker, owner.

SUBJECT—Application for consideration — reopening and amendment of resolution —re Application (decision of the borough superintendent), previously granted on condition, under section 7c and 21 of the zoning resolution, permitting in a residence and business use, D area district the extension of an existing business building (previously granted by the Board), to occupy more than the permitted area.

PREMISES AFFECTED—2376-2396 McDonald avenue and 33-49 Village Road South, northwest corner (Block 7146, Lots 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (810-26-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district, the extension of an existing business use, affecting premises 2376-2396 Gravesend avenue, Borough of Brooklyn, was granted by the Board January 11, 1927, on certain conditions; and

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use D area district the extension of an existing business building to occupy more than the permitted area, affecting premises 2376 to 2396 McDonald avenue, and 33 to 49 Village Road South, northwest corner (Block 7146, Lots 49 and 50), Borough of Brooklyn, was amended December 9, 1947; and

WHEREAS, an extension of time to obtain permits and complete the work was granted December 21, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 11, 1927, as amended by resolutions adopted December 9, 1947 and December 21, 1948, by adding thereto:

"... that a portion of the building herein permitted at the rear with a dimension of 46 ft. 7-3/4 in. by 70 ft. 6 in. may be omitted, as indicated on plan filed with this request for amendment, marked 'Received May 17, 1948,' on condition that in all other respects the resolutions previously adopted by the Board shall be complied with (Alt. 679-42)."

309-28-BZ

APPLICANT—J. G. L. Molloy, for Shell Oil Co. Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete — re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Helen Barbieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (309-28-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn, was granted by the Board October 23, 1928, on certain conditions; and

WHEREAS, the resolution was amended December 4, 1928, October 1, 1929, September 29, 1936 and June 15, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 15, 1948; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 23, 1928, as amended by resolutions adopted through June 15, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

485-38-BZ

APPLICANT—Edith B. Pyne, for William L. Pyne, owner.

SUBJECT—Application for consideration — reopening and extension of term of variance — re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution permitting partly in a business use and partly in a residence use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—168-29 88th avenue, northwest corner of 168th place (Block 894 (9821), part of Lot 16), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant Edith B. Pyne,
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent Commissioner Kleinert 1

THE RESOLUTION (485-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 168-29 88th avenue, northwest corner of 168th place (Block 894 (9821), part in Lot 16), Jamaica, Borough of Queens, was granted by the Board June 27, 1939, on certain conditions; and

WHEREAS, the term of variance was extended June 24, 1941, June 8, 1943, June 5, 1945 and June 3, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 27, 1939, as amended by resolutions adopted through June 3, 1947, only

so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two (2) years from the date of this amended resolution, *on condition* ... that other than as amended herein, the resolution adopted June 27, 1939, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Re Corr. 1488-1938)."

446-40-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening to consider revised plans—re Application (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles (previously acted upon by the Board re gasoline service station).

PREMISES AFFECTED—4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur H. Haaren and S. M. Covell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and revised plans approved.

THE VOTE TO REOPEN AND APPROVE REVISED PLANS—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (446-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution to permit in a business use district the extension of a gasoline service station, and under section 7h of the zoning resolution to include the parking and storage of more than five motor vehicles, affecting premises 4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan was granted by the Board January 21, 1941, on certain conditions; and

WHEREAS, the term of variance as to parking and storage was extended January 26, 1943, January 3, 1945 and December 17, 1946; and

WHEREAS, this application under section 7c of the zoning resolution to permit in a business use district the extension of the accessory building to house open grease pits was granted by the Board April 13, 1948, on certain conditions; and

WHEREAS, the resolution was amended on July 27, 1948; and

WHEREAS, plans were approved as being in substantial compliance with the Board's resolution July 27, 1948; and

WHEREAS, the term of variance was further extended December 21, 1948; and

WHEREAS, the applicant submitted revised plans for approval by the Board in compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 13, 1948, as amended July 27, 1948, as to approval of plans required under the resolution adopted April 13, 1948, so that as *amended* this portion of the resolution shall read:

"... that revised plans marked 'Received May 20, 1949' (3 sheets) are hereby *approved* as in substantial accordance with the requirements of the resolution adopted April 13, 1948; and that all permits required shall be obtained and all work completed within one (1) year from the date of this *approval* of plans (Alt. 1712-46)."

MINUTES

578-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Sieven, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage locker room, office and boiler room.

PREMISES AFFECTED—1716-1726 Utica avenue and 4914-4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinea 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (578-40-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business use district the alteration and extension of an existing gasoline service station, was withdrawn October 29, 1940; and

WHEREAS, this case, reopened for consideration under sections 7c and 21 of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station and, also, the erection of a store building with entrance and show windows more than 25 ft. from the intersecting street of business use frontage as the abutting property is in a residence use district, was withdrawn February 2, 1943; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include motor vehicle repair shop, wheel alignment, brake testing, auto laundry, lubritorium, accessories, storage locker room, office and boilerroom, affecting premises 1716 to 1726 Utica avenue and 4914 to 4924 Avenue I, southwest corner (Block 7775, Lot 47), Borough of Brooklyn, was granted by the Board May 25, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 25, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“... that in view of statement by the applicant that approximately 90% of the work has been completed and that all permits have been obtained, that all work shall be completed within three (3) months from the date of this *amended* resolution (N.B. 1430-46).”

595-41-BZ

APPLICANT—Bernal Realty Corp., owner (Louis Shapiro, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—308 Beach 44th street, east side, 94 ft. north of Rockaway Beach boulevard (Block 367, part of Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Edith S. Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinea 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (595-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use and business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 308 Beach 44th street, east side, 94 ft. north of Rockaway Beach boulevard (Block 367, part of Lot 1), Far Rockaway, Borough of Queens, was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended April 7, 1942; and

WHEREAS, the term of variance was extended July 27, 1934, June 5, 1945 and June 17, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 17, 1941, as amended by resolution adopted through June 17, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under Section 7, subdivision h for a term of two (2) years from the date of this amended resolution to permit the parking and storage of more than five motor vehicles *on condition* ... ; that other than as herein amended, the conditions of the resolution as adopted July 17, 1941, shall be complied with and that a certificate of occupancy shall be obtained (Misc. App. 5184/41).”

786-42-BZ

APPLICANT—O. J. Heinzmann, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting partly in a residence use and partly in a local retail use district, for a term of years, the alteration and conversion of occupancy of an existing building to a factory (tool shop).

PREMISES AFFECTED—8 Crabtree avenue, southwest corner of Bloomingdale road (Block 7092, Lot 61), Roseville, Borough of Richmond.

APPEARANCES—

For Applicant: Samilla L. Heinzmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative Chairman Murdock, Commissioner

Blum and Deputy Chief Guinea 3

Negative 0

Absent Commissioner Kleinert 1

THE RESOLUTION (786-42-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting partly in a residence use and partly

MINUTES

in a local retail use district, the alteration and conversion of occupancy of an existing building to a factory, tool shop), for a term of two years, affecting premises 8 Crabtree avenue, southwest corner of Bloomingdale road (Block 7092, Lot 61), Rossville Borough of Richmond, was granted by the Board January 19, 1943, on certain conditions; and

WHEREAS, plans were approved March 16, 1943, as required in the resolution of January 19, 1943; and

WHEREAS, the term of variance was extended June 12, 1945 and May 27, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 19, 1943, as amended by resolutions adopted through May 27, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . granted under Section 7, subdivision e for a term of two (2) years from the date of this amended resolution . . . ; that other than as herein amended, the conditions of the resolution as adopted January 19, 1943, and as last amended May 27, 1947, shall be complied with and that a certificate of occupancy shall be obtained (Alt. App. 142/42)."

272-46-BZ

APPLICANT—Frank J. Buttermark, for Joseph Wagner, and Ignatz Weinperl, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension to existing two story motor vehicle repair shop.

PREMISES AFFECTED—654 Richmond road, southeast corner of Pierce street (Block 2902, Lots 37 and 40), Concord, Borough of Richmond.

APPEARANCES—

For Applicant: Gino Morri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent Commissioner Kleinert 1

THE RESOLUTION (272-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, a one story extension to existing two (2) story motor vehicle repair shop, affecting premises 654 Richmond road, southeast corner Pierce street (Block 2902, Lots 37 and 40) Concord, Borough of Richmond was granted by the Board February 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 25, 1947, only so far as it has reference to the existing gasoline equipment near the front of the building, by adding thereto:

" . . . that the walls surrounding the existing gasoline pump as shown on the plans filed with this application, marked 'Received April 17, 1946' may be omitted and a door through the outside wall may be constructed as indicated on revised plans filed with this request for reopening marked 'Received May 9, 1949' (2 sheets) and as passed upon by the borough superintendent under Alt.

Applic. 12/46, disapproval of February 24, 1949, on condition that in all other respects the resolution adopted by the Board on February 25, 1947, shall be complied with; and that the additional work involved in this amendment shall be completed within six (6) months from the date of this *amended* resolution (Alt. 12-46)."

915-46-BZ

APPLICANT—Burke, Morrison and Green for Ben Fabrizi, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of an existing gasoline service station, lubritorium, auto laundry, office and sales of accessories and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—40-08 to 40-20 30th avenue, 30-01 to 30-03 Newton road, southeast corner and 30-02 to 30-04 41st street (Block 681, Lot 114), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Hugh Quinn and Ben Fabrizi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened time extended and resolution amended.

THE VOTE TO REOPEN, EXTEND TIME AND AMEND RESOLUTION—

Affirmative Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent Commissioner Kleinert 1

THE RESOLUTION (915-46-BZ)

WHEREAS, this application, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline, service station, lubritorium, auto laundry, office and sale of accessories and the parking and storage of more than 5 motor vehicles, affecting premises 40-08 to 40-20 30th avenue and 30-01 to 30-03 Newton road southeast corner and 30-02 to 30-04 41st street (Block 681, Lot 114), Astoria, Borough of Queens was granted by the Board May 27, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was granted June 2, 1948; and

WHEREAS, the applicant requested a further extension for such a similar purpose and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 2, 1948, in the following respects:

"that the curb cuts along 30th avenue may be arranged as indicated on revised plan marked 'Received May 26, 1949', consisting of three (3) curb cuts of the following dimensions and located as shown thereon: one, 30 ft.; one, 29 ft. and one 22 ft.; and that in view of statement by the applicant that all permits have been obtained and the work has been substantially completed, that all work shall be completed within three (3) months from the date of this *amended* resolution (N. B. 8553-46)."

130-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Williams, owner.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution, re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7f of the zoning resolution, permitting in a residence and business use district, the change in occupancy from stores and public garage, to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (130-47-BZ)

WHEREAS, this application under sections 7c, 7i and 7f of the zoning resolution, to permit in residence and business use districts, the change in occupancy from stores and public garage to public garage for more than five (5) motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, affecting premises 1177 to 1181 Bedford avenue, east side 21 ft. 7 in. north of Jefferson avenue and 99 to 101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 27, 1948, by adding thereto:

"... that there may be erected a one-story extension at the front; that the auto laundry may be relocated from the southerly side to the northerly side of the building; that the present gasoline pump and existing 550 gallon gasoline storage tank within the building on the first floor may be maintained as shown on revised plans, marked 'Received May 16, 1949' (2 sheets), one showing *conditions as granted* by the Board under resolution adopted July 27, 1948 and one plan showing proposed changes as permitted by this amendment to the resolution; that in all other respects the resolution adopted July 27, 1948, shall be complied with; and that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4032-46)."

512-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth and Mathews. Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business and unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles on the unbuilt upon portion of the plot, in conjunction with existing automobile sales agency and service station.

PREMISES AFFECTED—26-54 Van Sinderen avenue and 1508-1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (512-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business and unrestricted use district the parking and storage of more than five (5) motor vehicles on the unbuilt on portion of plot in conjunction with existing automobile sales agency and service station, affecting premises 26 to 54 Van Sinderen avenue and 1508 to 1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn, was granted by the Board October 7, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 3, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 7, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

845-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Neiman, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (845-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use D area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens, was granted by the Board May 25 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 25, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 2611-47)."

747-48-BZ

APPLICANT—Paul Friedman, for Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry), and a public market.

PREMISES AFFECTED—6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution, amended and time extended.

THE VOTE TO REOPEN AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (747-48- BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market, affecting premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn, was granted by the Board October 26, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 26, 1948, by adding thereto:

"... that minor changes as indicated on amended plans, marked 'Received May 16, 1949' (2 sheets) as to proposed extension to public market and as to masonry wall 8 ft. high in lieu of an adequate fence as referred to in the resolution of October 26, 1948, and as to the additional opening from the rear yard loading space into the poultry market, all as passed upon by the borough superintendent under Alt. App. 682, decision of May 10, 1949, may be permitted, as shown on plans, marked 'Received May 16, 1949' (2 sheets); and that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

1125-23-BZ

APPLICANT—Henry Nordheim, for Chardan Garage, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional use—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy of storage garage, to storage garage for more than five motor vehicles and motor vehicles repair shop (garage previously granted by the Board).

PREMISES AFFECTED—3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to usual procedure to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

538-41-BZ

APPLICANT—Levine and Meckler, for Monchas Realty Corp., Donald Associated, Lillian Tolmack and Lena Willer, owners (Joseph Weiner, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, between Beach 29th and Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemore, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Levine and J. B. Okonowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 21, 1949 at 10 A.M. waiving all requirements except a new decision of the borough superintendent and to permit two publication in the Bulletin as notice of hearing.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

159-48-BZ

APPLICANT—Robert T. Lyons, for A. A. Lexington, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol II re new proposal—re Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution to permit partly in a business use and partly in a residence use district, the extension of garage use (previously denied by the Board).

PREMISES AFFECTED—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert T. Lyons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol. II subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

MATERIAL SUBMITTED FOR APPROVAL

650-47-SM

APPLICANT—Joseph Schafran, for Stefer Corp., owner.

SUBJECT—Application for consideration—reopening and amendment re additional sizes—re B..P.C. Concrete Building Units (previously approved).

APPEARANCES—

For Applicant: Charles I. Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened for report as to amendment of resolution relative to approval of additional sizes of block.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

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OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Court Decisions.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 7, 1949. Affecting Calendar Numbers 381-27-BZ, 114-46-BZ, 97-47-BZ, 38-49-BZ, 44-49-BZ, 228-49-BZ, 247-49-BZ, 267-49-BZ, 835-26-BZ, 469-47-BZ, 365-48-BZ, 530-48-BZ, 11-49-BZ, 77-49-BZ, 121-49-BZ, 202-49-BZ, 276-49-BZ, 203-49-A, 297-49-A, 991-48-A, 1088-48-A, 78-49-A, 88-49-A, 122-49-A, 454-41-SM, 591-48-SM, 716-48-SA, 1000-48-SM, 158-49-SM and 160-49-SM.

Minutes of Regular Meeting, Tuesday Afternoon, June 7, 1949. Affecting Calendar Numbers 227-48-A, 145-49-A, 190-49-A, 275-49-A, 182-42-A, 654-47-A, 686-48-A, 687-48-A, 1122-48-A, 106-49-A, 476-24-S, 973-48-A, 254-49-A, 273-49-A, 70-39-BZ, 249-47-BZ, 299-47-BZ, 183-48-BZ, 447-48-BZ, 822-48-BZ, 25-34-BZ and 1321-39-BZ.

Correction Affecting Calendar No. 291-25-BZ.

Appeals as to Multiple Dwellings.

COURT DECISIONS

Matter of Iselin v. Murdock (N. Y. Soc'y. for Prevention of Cruelty to Children)—On July 27, 1948, the board denied an application for revocation of permit issued by the Borough Superintendent under Alt. App. 199-48, to the New York Society for the Prevention of Cruelty to Children, for the alteration of a single family dwelling for its own occupancy for administrative offices in a residence use district, as coming within the purview Article II, Section 3, subdivision 5 of the Zoning Resolution. Cal. No. 569-48-A;*

Mr. Justice Koeh, at Special Terms, Supreme Court sustained the Board in the following decision: (N.Y.L.J., May 27, 1949, page 1906)—

"Motion to dismiss the petition and affirm the determination of the board of standards and appeals is granted. There is no indication in the zoning resolution that the word 'philanthropic' is employed in a restricted sense and the work of the Society for the Prevention of Cruelty to Children is certainly philanthropic as language is ordinarily employed. This interpretation would seem, also, to be clearly within the intent and spirit of the law. Business and industry were intended to be excluded in residence districts, but clubs, churches, schools, libraries, public museums, court houses, fire houses and police stations and institutions, other than correctional institutions, hospitals, sanitariums, etc., are specifically included. The cases relied on by the petitioner are not applicable to the situation here presented. Settle order."

* Premises 110 East 71st street, south side, 95 ft. east of Park avenue, Borough of Manhattan.

Matter of Aluotto v. Board:—On March 9, 1948, the board, under section 7h of the zoning resolution, granted a variance to permit in a residence and business use district the parking and storage of more than five (5) motor vehicles, for a term of two years; Cal. No. 2-48-BZ, premises 724-738 East New York Avenue, south side, 273 ft. 1 in. east of Albany Avenue, and 661-671 Maple Street, Borough of Brooklyn.

Mr. Justice Kleinfeld, at Special Term, Supreme Court, Kings County, sustained the Board in the following decision:— (N.Y. Law Journal, May 11, 1949, page 1694)—

"Respondents' motion to dismiss order of certiorari dated April 12, 1948, is granted. There is no substantiation of petitioner's claim that respondents have abused their discretion. On the contrary, it appears that respondents' determination was reasonable and just. Settle order on notice."

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET.

New Cases Filed up to June 7, 1949

Cal. No. Dept. Premises Affected.

424-49-A—H. B. M.—111-113 Horatio street, north side, 99ft. east of West street (Block 643, Lot 33), Borough of Manhattan, Amendment to Alt. 539-49.

425-49-SA—Iron Fireman Conversion Gas Burners, Models GB-P-125N; GB-125M; GB-P-125X; GB-P-200-M; GB-P-200-N; GB-P-200-P and GB-P-200-X, Appliance.

426-49-A—F. D.—151-157 12th street and 516 3rd avenue, northwest corner (1st floor); (Block 1020, Lot 44), Borough of Brooklyn, 15325-LC and Decision.

427-49-BZ—H. B. B.—363 Dahill road, east side, 240 ft. north of Cortelyou road (Block 5369, Lot 62), Borough of Brooklyn, Alt. 1649-49.

428-29-A—H. B. B.—510 Layfayette avenue, south side, 80 ft. east of Bedford avenue (Block 1788, Lot 12), Borough of Brooklyn, Alt. 213-49.

429-49-BZ—H. B. M.—38 Central Park South, south side, 245 ft. west of 5th avenue (Block 1274, Lot 64), Borough of Manhattan, Alt. 757-49.

430-49-SA—Square Manufacturing Co., Carbonated Beverage Dispenser, Model 5008, Appliance.

431-49-BZ—H. B. Q.—103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

432-49-A—H. B. B.—161 Driggs avenue, southeast corner of Humboldt street (Block 2708, Lot 18), Borough of Brooklyn, Alt. 904-49.

433-49-A—F. D.—656 East 133rd street and west side of Cypress avenue, from East 132nd to East 133rd streets (Block 2546, Lot 52), Borough of The Bronx.

434-49-BZ—H. B. Q.—149-19 to 149-21 Jamaica avenue north side, 77 ft. 3 in. and 102 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Flushing, Borough of Queens, Alt. 1050 and Alt. 1051-49-49.

435-49-A—H. B. Bx.—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street (Block 5083, Lot 61), Borough of The Bronx, Alt. 284-49.

436-49-BZ—H. B. B.—1548-1564 Bedford avenue, west side, entire block front between Eastern Parkway and Union street, 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn, B. N. 1493-48.

437-49-BZ—H. B. M.—1190-1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan, Alt. 749-49.

438-49-SM—Magic Mirror Door Detective, Models Classic, Futura and Door Knocker, manufactured by Magic Mirror Association, Inc., Material.

439-49-SM—Atlas Duraplastic Air-Entraining Portland Cement and Atlas White Duraplastic Air-Entraining Portland Cement, Manufactured by Universal Atlas Cement Co., Material.

440-49-A—F. D.—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue (Block 2078, Lot 45), Borough of Manhattan, Decision re 70352-C.

441-49-A—H. B. B.—19-29 Rockwell place, east side, 161 ft. south of DeKalb place (Block 2095, Lot 10), Borough of Brooklyn, Alt. 1493-49.

442-49-A—F. D.—1718-1736 Weirfield street, south side, 100 ft. west of Seneca avenue (Block 3562, Lot 16), Ridgewood, Borough of Brooklyn, Decision.

443-49-A—H. B. B.—337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn, Alt. 4915-47.

444-49-A—F. D.—557 East 117th street, 548 East 118th street, block front East River drive from north side of East 117th street to south side of East 118th street (Block 1716, Lot 19), Borough of Manhattan, Decision re 71240-LC.

445-49-A—H. B. Bx.—719 Cauldwell avenue, west side, 175 ft. south of East 156th street (Block 2624, Lot 56), Borough of The Bronx, Alt. 225-49.

446-49-BZ—H. B. M.—423-439 West 55th street, north side, 300 ft. west of 9th avenue (Block 1065, Lot 13), Borough of Manhattan, Alt. 397-49.

447-49-SM—New York City One and One-half Hour Test Hollow Metal Door, manufactured by Williamsburg Steel Products Company, Material.

448-49-SM—Anti-Syphon Float Valve No. 91, manufactured by The Indiana Brass Co., Inc., Material.

449-49-SA—Dual Heat Infra-Red Ovens, appliance.

Restored to Docket

1321-39-BZ—H. B. Q.—142-23 Roosevelt avenue, north side, 150 ft. east of Union street (Block 5020, Lots 47 and 49), Flushing, Borough of Queens, Alt. 744-49.

25-34-BZ—Vol. III—1190-1196 (1188 displayed) Ocean parkway and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn, Alt. 1019-49.

686-48-A—F. D.—21-02 to 21-20 Jackson avenue and 47-01 47-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens, Decision re 12432-LC.

687-48-A—F. D.—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens, Decision re 12433-LC.

1122-48-A—F. D.—422 Whitters street, southwest corner of Vandervoort avenue and northwest corner of Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn, 25124-LF.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb. 22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	May 3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May 10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	June 7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Jan. 4, 1949—Vol. 34, No. 1
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19...Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 14, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 14, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters

906-48-A—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

1126-48-BZ—Application, December 29, 1948, under section 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Hotel Properties, Inc., owner, to permit in a retail 1 use district, the erection and maintenance of an open garage for the parking and storage of more than five motor vehicles for a term of years; premises 249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

1127-48-A—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

1127-48-A—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

144-49-BZ—Application, February 24, 1949, under sections 7d and 7e of the zoning resolution, of Theron R. Galloway, applicant, on behalf of Consolidated Edison Co. of New York, Inc., owner, to permit in a residence use district, the installation of an electrical sub-station, with a driveway for business purposes; premises 71-14 Main street, west side, 26.43 ft. north of 71st road (Block 6619, Lot 132), Flushing, Borough of Queens.

166-49-BZ—Application, March 7, 1949, under section 7h of the zoning resolution, of Morton L. Kay, applicant, on behalf of Stuyvant Realty Corp., owner, to permit in a residence and restricted retail use district, the parking and storage of more than five motor vehicles; premises 435-443 East 13th street, north side, 125 ft. west of Avenue A and 432 East 14th street, south side, 169 ft. west of Avenue A (Block 441, Lot 23), Borough of Manhattan.

854-48-A—139 Madison street and 10-12 Birmingham street, northeast corner (2nd, 3rd, 5th and 6th floors); (Block 275, Lot 52), Borough of Manhattan.

943-48-BZ—Application, October 15, 1948, under sections 7e and 7i of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward D. Caiazzo, owner, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop; premises 417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

738-41-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Public Service Motors, Inc., owner, reopened November 23, 1948, under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, office, boiler room and motor vehicle repair shop; and the parking of cars waiting to be serviced with an entrance more than the permitted distance from intersection (previously denied by the Board and previously dismissed for lack of prosecution); premises 129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens.

1008-48-A—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—130th street).

1057-48-BZ—Application, December 14, 1948, under section 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of Harry Kaplan, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 252-26 Northern boulevard, south side, 82.57 ft. west of Little Neck parkway (Block 8229, Lot 14), Little Neck, Borough of Queens.

9-49-BZ—Application, January 10, 1949, under sections 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Hannis Realty Corporation, owner (Alpine Motors Corporation, lessee), to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubricatorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler

CALENDAR

room and office, using more than the are permitted; premises 8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

559-47-BZ—Application of Ralph E. Leff, applicant, on behalf of Ace Automobile Sales Co., Inc., owner, reopened December 21, 1948, under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted); premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

251-49-BZ—Application, March 28, 1949, under sections 7e, 7h and 21 of the zoning resolution, of Joseph Schafran, applicant, on behalf of Morton Pickman and Cameo Holding Corp., owners, to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted, and with doctors' offices on basement level, and to permit parking of groups of cars on unbuilt upon portion of the lot; premises 69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

252-49-A—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens (under sections 35 and 36 General City Law, re buildings in bed of and not fronting on mapped streets).

203-49-A—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

38-49-BZ—Application, January 20, 1949, under section 21 of the zoning resolution, of Henry G. Harrington, applicant, on behalf of Frank Matrunola, owner, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted; premises 6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

557-48-BZ—Application, June 11, 1948, under sections 7e, 7f, 7i of zoning resolution, of Oswald Fischer, applicant, on behalf of Ignazia Galati, owner, to permit in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop; premises 34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens.

666-48-BZ—Application, July 9, 1948, under section 7e of the zoning resolution, of Oswald Fischer, applicant, on behalf of Fred R. Funk, owner (Harry Aronson, lessee), to permit in a business use district, power machinery in conjunction with carpenter shop (woodworking); premises 41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens.

672-48-BZ—Application, July 12, 1948, under sections 7e and 21 of the zoning resolution, of Otto J. Sambach, applicant, on behalf of Francis Bushey, owner, to permit in a residence use district, the extension to existing two car garage to three car garage and storage of garden tools, without the required rear yard; premises 30 82nd street, south side, 124 ft. east of Shore road (Block 6003, Lot 45), Borough of Brooklyn.

27-49-BZ—Application, January 19, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Central Yonkers Building Corp., owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office; premises 1338-1358 Linden boulevard, 643-665 East 98th street, southeast corner and 1066 Hopkinson avenue (Block 3640, Lots 7 and 8), Borough of Brooklyn.

142-49-BZ—Application, February 23, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Andrew Torregrossa, owner Lot 1; (doing business as Andrew Torregrossa Funeral Home) and Andrew and Pietrina Torregrossa, co-owners of Lot 72, to permit in the business use portion of the plot the elimination of existing four car garage and the extension of existing undertaker's establishment, using more than the area permitted in a D area district; and to permit in the residence use district portion of the plot the elimination of existing two car accessory garage and the construction of a five car garage to be used in conjunction with existing undertaker's establishment (in business use portion of plot) in excess of area permitted in a D area district; and to permit exit doors exceeding the permitted width at a greater distance from intersection than is permitted; premises 1301-1315 79th street and 7819-7823 13th avenue, northeast corner (Block 6256, Lots 1 and 72), Borough of Brooklyn.

590-41-A—1301-1315 79th street and 7819-7823 13th avenue, northeast corner (Block 6256, Lots 1 and 72), Borough of Brooklyn (reopened March 15, 1949).

197-49-BZ—Application, March 18, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Isabelle Rodelli, Gerald Rodelli and Albert Sabini, owners, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office; premises 68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43 and 50), Woodside, Borough of Queens.

213-49-BZ—Application, March 18, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charstan Realty Corp., owner (Carnell Manufacturing Co., Inc., lessee), to permit in a business use district, the use of all floor areas for manufacturing purposes; premises 774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

214-49-A—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

221-49-BZ—Application, March 21, 1949, under section 21C of the zoning resolution, of Joseph Unger, applicant, on behalf of Nathan Ringler (doing business as Holliswood Estates), owner (Holliswood Gardens #1 Inc. and Holliswood Gardens #2 Inc., lessees), to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards, and the parking of motor vehicles on open portions of plot; premises 196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens.

CALENDAR

222-49-A—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens (under section 36, General City Law re buildings not fronting on legal streets).

253-49-BZ—Application, March 30, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of William R. Lanahan, owner, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 97-33 to 97-35 Queens boulevard, north side, 118.44 ft. east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens.

272-49-BZ—Application, April 4, 1949, under section 7h of the zoning resolution, of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49-51), Borough of Manhattan.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor, applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

379-49-BZ—Application, May 13, 1949, under section 21 of the zoning resolution, of Albert Humble, applicant, on behalf of The Colonial Church of Bayside, owner, to permit in a residence use, G-1 area district, the erection of an addition to existing church, nearer to street line than is permitted; premises 216-17 Luke place, north side, between 216th and 217th streets (Block 7398, Lots 30, 32 and 42), Bayside, Borough of Queens.

849-48-A—410-416 West 16th street, south side, 125 ft. west of 9th avenue (4th floor); (Block 713, Lots 40-41), Borough of Manhattan.

1048-48-A—419-421 Lafayette street, east side, 410.5 ft. south of Astor place (7th and 8th floors); (Block 544, Lot 13), Borough of Manhattan.

991-47-SA—Dravo Counterflo Unit Heater, Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO (reopened July 20, 1948—re amendment of resolution to include additional motors, safety control and use of #5 oil).

1045-47-SA—Eisenberg Automatic Button Dipping and Drying Machine.

307-48-SA—Huebsch Open End Drying Tumbler (gas-heated clothes dryer).

788-48-SA—Huebsch Open End Drying Tumbler (steam coil operated for dry cleaning use.)

99-49-SM—ES-Nails (Elastic Stop).

179-49-SA—Toridheet Pressure Type Oil Burner, Model J.

483-39-SM—USG Red Top Ivory Finish Lime, Red Top Grand Prize Finish Lime, Red Top Grand Prize Finish Lime, Red Top Masons Hydrated Lime, Red Top Fibred Lime, Samson Masons Hydrate Lime and Samson Hydrate Finishing Lime, Minit-Mix and Morta-seal (reopened April 5, 1949—re amendment of resolution to change the following brand names; Red Top Ivory Finish Lime to Red Top Hydrated Finishing Lime; Red Top Grand Prize Finish Lime to Grand Prize Hydrated Finishing Lime and Minit Mix to Ivory Pressure Hydrated Finishing Lime).

484-39-SM—Blue Label Cheshire Finish Quicklime, Farnams Cheshire Finish Quicklime, USG Masons Quicklime, Samson Finish Quicklime and Samson Masons Quicklime (reopened April 5, 1949—re amendment of resolution to permit marketing of USG Masons Quicklime under the additional brand name Red Top Masons Quicklime, and the same material varying only in degree of particle fineness under the following brand names USG Quicklime-Lump; USG Quicklime-Pebble; USG Quicklime-Pulverized; USG Quicklime-Superfine; USG Quicklime-Fine Grain and USG Quicklime-Crushed).

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 14, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1107-48-A—52-56 Garden street, southwest side, 117 ft. 1½ in. northwest of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn.

209-49-A—52-56 Garden street, west side, 117 ft. 1 in. north of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn.

149-49-A—2955-2959 (2955 displayed) West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn.

218-49-A—198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (2nd floor); (Block 5088, Lot 20), Borough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

397-41-A—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (reopened March 29, 1949); (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

CALENDAR

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1007-48-A—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

319-49-A—4203 13th avenue, east side 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn.

324-49-A—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

306-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 320 West End avenue and 259 West 75th street, northeast corner (11th floor); (Block 1167, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

114-46-BZ—Application of Ervin Palmer, applicant, on behalf of Stephen H. Gamp, owner, reopened March 15, 1949, under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks; premises 112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

97-47-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Waxman Holding Corp., owner, reopened April 5, 1949, under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district); premises 13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

44-49-BZ—Application, January 26, 1949, under section 7c of the zoning resolution, of Albert Glutz and Ervin Palmer, applicants, on behalf of Pasquale Pinto, owner, to permit in a residence use district, the extension of accessory use to existing chicken market on upper floors of present building; premises 324 East 12th street, east side, 283 ft. east of 2nd avenue (Block 453, Lot 20), Borough of Manhattan.

228-49-BZ—Application, March 22, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of C. Salto, owner, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores), using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence

use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use portion of lot; premises northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

297-49-A—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

588-41-BZ—Application of Levine and Meckler, applicants, on behalf of Seymour Okonowitz, lessee; Donald Associates, present owner, reopened June 1, 1949 for consideration as to extension of term of variance (expired by limitation)—application previously granted on condition under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, between Beach 29th and Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemere, Borough of Queens.

35-36-BZ—Vol. II—Application of R. Robert Caplan, applicant, on behalf of Hugo C. Cook, owner, reopened April 5, 1949, under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension of an existing garage for more than five motor vehicles using more than the area permitted; premises 2311 St. Raymond avenue, north side, 95 ft. east of Glover street (Block 3990, Lots 12, 13 and 25), Borough of The Bronx.

105-41-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of William H. Schmohl, Jr., Harriet E. Schmohl, Evelyn A. Schmohl, Marion E. Schmohl, Emma C. Schmohl, William H. Koch, Mable I. Marino and Isabel Schmohl, owners, reopened April 12, 1949, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board and expired by limitation January 20, 1944); premises 442 East 109th street, southwest corner of East River (Franklin D. Roosevelt) drive and 433-443 East 108th street (Block 1702, Lot 29), Borough of Manhattan.

987-48-BZ—Application, November 23, 1948, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Arthur Schwartz, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

988-48-A—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

1117-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

CALENDAR

1123-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 265-01 to 265-29 Union turnpike, northside, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

136-49-BZ—Application, February 25, 1949, under section 21 of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of The Daniel Houlihan Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 4739-4745 White Plains road, west side, 152.59 ft. north of East 241st street (Block 5107, Lot 19), Borough of The Bronx.

262-49-BZ—Application, March 25, 1949, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of New York Lien Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

270-49-BZ—Application, April 4, 1949, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin St. Corp., owner, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted; premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

309-49-SM—Franchet Ribbed Metal Craft Metal Cross Bridging.

1043-48-SM—Insl-Cotton Insulation.

1133-48-SM—USG Coal Doors.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

652-41-S—25-31 Skillman street, east side, 300 ft. 11 in. south of Flushing avenue (Block 1886, Lots 10 and 14), Borough of Brooklyn (reopened March 1, 1949).

318-49-A—89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 144th street).

273-49-A—115-117 East 54th street, north side, 124 ft. 2 in. east of Park avenue (4th floor); (Block 1309, Lot 6), Borough of Manhattan.

254-49-A—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floor); (Block 2959, Lot 32), Borough of The Bronx.

304-49-A—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 28, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 28, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

247-49-BZ—Application, March 30, 1949, under sections 7f and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Walter B. Cooke, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted; premises 22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

1321-39-BZ—Application of Edward F. Cunningham, applicant, on behalf of Patrick J. Keating, lessee; 39 Corporation, owner, reopened June 7, 1949, for consideration as to extension of term of variance (expired by limitation)—application previously granted on condition under section 7h of the zoning resolution, for temporary term of years permitting partly in a residence use and partly in a business use district, the parking and storage of more than five motor vehicles; premises 142-23 Roosevelt avenue, north side, 150 ft. east of Union street (Block 5020, Lots 47 and 49, Flushing, Borough of Queens.

892-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Anna Fehlhaber, owner to permit in a residence use district, the extension to existing accessory garage without the required rear yard; premises 4026 Bronx boulevard, east side, 223.70 ft. south of East 228th street (Block 4821, Lot 42), Borough of The Bronx.

368-48-BZ—Vol. II—Application of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, reopened February 1, 1949, under sections 7c and 21 of the zoning resolution, to permit in a local retail, C area use district, the erection of proposed extension (bulkhead) and new dining room space on the second story; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

972-48-BZ—Application November 18, 1948, under section 7h of the zoning resolution, of Max Horn, applicant,

CALENDAR

on behalf of Ethel M. Stubergh, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 165-27 Baisley boulevard, north side, 240 ft. east of Smith street and 62 ft. west of 166th street (Block 12381, Lots 6 and 8), Jamaica, Borough of Queens.

103-49-BZ—Application, February 14, 1949, under sections 7c and 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf Richalb Realty Corp., owner (Garber Brothers, lessee), to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

181-49-BZ—Application, March 4, 1949, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Barnet Stein, owner, to permit in a residence use district, the change in occupancy of existing building from store on first floor, vacant on second and third floors, to store on first floor, stock rooms on second and third floors; premises 63-65 East 104th street north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

263-49-BZ—Application, March 25, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants on behalf of Ben-Dor Corporation, owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and super-market, using more than the area permitted; premises 100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southeast corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

285-49-BZ—Application, April 7, 1949, under sections 7f and 7i of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Nassau-Queens Land Corporation, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

294-49-BZ—Application, April 8, 1949, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of John B. Momrow and Arthur C. Momrow, owners, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted; premises 6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

295-49-A—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

312-49-BZ—Application, April 18, 1949, under sections 7c and 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sidmar Realty Corporation, owner, to permit in a business use district, the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to parking and storage of more

than five motor vehicles, public lavatory, refreshment stand and gasoline selling station; premises 2884-2892 West 12th street, west side 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

427-49-BZ—Application, June 1, 1949, under sections 7c and 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of New York Water Service Corporation, owner (Sam Colton, lessee), to permit in a residence use district, the change in occupancy from electrically operated water pumping station to the manufacturing of soft drink beverages and storage; premises 363 Dahill road, east side, 240 ft. north of Cortelyou road (Block 5369, Lot 62), Borough of Brooklyn.

341-49-BZ—Application, May 4, 1949, under section 7d of the zoning resolution, of New York Telephone Company, owner, to permit in a residence and business use district, the extension of a business building (Central Telephone Exchange); premises 80-18 Rockaway Beach boulevard and 216 Beach 81st street, northeast corner (Block 551, Lot 9), Rockaway Beach, Borough of Queens.

85-49-SA—Yula Non-contaminating, Double Shell, Thermosyphon Fuel Oil Pre-Heater.

94-49-SA—Ferro-Nil Injector.

162-48-SM—Modern Art Cinder Blocks (reopened February 8, 1949—re amendment of resolution as to change of name of owner from Modern Art Stone Corp., original owner to Best Builders Block Co., new owner).

976-47-SA—Gilbarco Calco-Meter Gasoline Dispensing Pump, Model 996 (reopened March 22, 1949 re amendment of resolution to include approval of Models 992, 994, CFP 1 and CFP 2).

317-48-SA—Amesteam Generator Models A10 to A300 (gas fired boiler).

333-48-SA—Allied Ventilating Systems Inc. Exhaust Fans for spray booths and systems.

428-47-SM—Scanlon-Morris A455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer.

629-47-SM—New York City Fill Box for Gasoline & Fuel Oil, 2-in. & 3-inch sizes.

1109-48-SM—Bayley Pivoted; Commercial Projected; Architectural Projected Intermediate Projected, Intermediate Casement and Intermediate Combination Steel Windows.

1110-48-SM — Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) Steel Windows.

4-49-SM—Garoll Three Hour Rolling Steel Door.

50-49-SM—Flame-Seal Forumla 12, (fire retardant paint and coating).

150-49-SM—Cellulite Flameproof Cotton Insulation.

175-49-SM—USP Partition Panel—1 inch and 1¾ inches thick with Kaylo Core.

375-49-SM—Cardinal 550 Gallon Gasoline Tanks.

376-49-SM—Cardinal 275 Gallon Basement Obround Fuel Oil Tanks.

1429-39-SM—Rockland Concrete Masonry Units (reopened December 21, 1948 re amendment of resolution to include additional sizes).

CALENDAR

965-48-SA—A.M.C. and/or Wizard Automatic Clothes Washing Machine, (reopened March 29, 1949 re amendment to resolution to include AMC Model No. A149 A.P. and/or Wizard, Model No. W149 AP).

76-49-SA—Norge Automatic Washer Model W-8407.

HARRIS H. MURDOCK, *Chairman*.

JUNE 28, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 28, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

888-48-A—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan.

973-48-A—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JULY 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, afternoon, July 6, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

237-47-A—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn (reopened and restored to docket, June 8, 1948—previously withdrawn).

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 7, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 24, 1949, were approved as printed in Bulletin of May 31, 1949, Vol. 34, No. 22.

ZONING APPLICATIONS

381-27-BZ

APPLICANT—Street and Adikes, for The Cord Meyer Company, owner.

SUBJECT—Application reopened May 10, 1949 (decision of the borough superintendent), for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three (3) years and at the end of that time to revert back to its former use.

PREMISES AFFECTED—88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Charles A. Johnson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 A.M. for inspection and decision without further argument.

114-46-BZ

APPLICANT—Ervin Palmer for Stephen H. Gamp, owner.

SUBJECT—Application reopened March 15, 1949—re Application (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks.

PREMISES AFFECTED—112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer and Stephen H. Gamp.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for applicant to file additional data as to previous occupancies.

97-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Waxman Holding Corp., owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on set back fronting on Neptune avenue, to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district).

PREMISES AFFECTED—13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for consideration of revised plans and referred to the engineer.

38-49-BZ

APPLICANT—Henry G. Harrington, for Frank Matrunola, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted.

PREMISES AFFECTED—6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington and William A. Vendittelli.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 10 A.M. for revised plans and revised statement.

44-49-BZ

APPLICANT—Albert Glutz and Ervin Palmer, for Pasquale Pinto, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of accessory use to existing chicken market on upper floors of present building.

PREMISES AFFECTED—324 East 12th street, east side, 283 ft. east of 2nd avenue (Block 453, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert Glutz and Ervin Palmer.

For Opposition: John C. Weare and Joseph Platzker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection and for the applicant to file additional information and corrected plans.

228-49-BZ

APPLICANT—Lama, Proskauer and Prober, for C. Salto, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores), using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use portion of lot.

PREMISES AFFECTED—Northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Robert C. Van Deveer, Abraham Harris, Michael Salera, Frank Governali, John P. Scerra, Gerardo Gaudio, Charles Sangiorgi, Mrs. T. Masiello and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1949 at 10 a.m. for inspection and decision without further argument.

247-49-BZ

APPLICANT—Robert Gottlieb, for Walter B. Cooke, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of of a storage garage for more than five motor vehicles, store and showrooms, using more than the area permitted.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Gottlieb and Edward J. Devlin, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m. for inspection and decision without further argument.

267-49-BZ

APPLICANT—Sidney Ritterman, for Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner (Block 7059, part of Lot 26), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Jerome W. Perlstein and Sidney Ritterman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m. for inspection and decision without further argument; applicant to file affidavits as to use as parking lot prior to 1928 and continuing as such.

835-26-BZ

APPLICANT—Herman E. Horwood, for Ethel Latt, owner.

SUBJECT—Application reopened January 11, 1949—application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the use of premises as a gasoline and oil selling station and motor vehicle repair (previously granted by the Board for a term of years).

PREMISES AFFECTED—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative0

THE RESOLUTION (835-26-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop and a gasoline service station affecting premises southwest corner of Jerome avenue and West 181st street, Borough of the Bronx, was granted by the Board on January 18, 1927, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, continuance of the use of premises as a gasoline and oil selling station and motor vehicle repair shop, affecting premises 2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx and; and

WHEREAS, this application was reopened on January 11, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on May 19, 1949, after due notice by publication in the Bulletin, and laid over to June 7, 1949 for inspection by a committee of the Board and for the applicant to file revised plans showing a rearrangement of the entire station; and

WHEREAS, the district maps accompanying the zoning resolution show that West 181st street, Jerome avenue and the site are in a business use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1948, acting on Alt Applic. 963/48, reads:

"1. Proposed use of premises for a Gasoline and Oil Selling Station, Motor vehicle repair shop, office and store in a business use district is contrary to Art. 2, Sect. 4(a) 29 and 46 of the Zoning Resol. Also Note Cal. No. 835-26-BZ."

and

WHEREAS, on October 26, 1948, the Board, under Cal. 242-48-A, granted an appeal to revoke Certificate of Occupancy 190-28 issued January 28, 1928, on N.B. 1924-27, describing the building as one story, concrete block construction, permitting its use as office and gasoline station as being improperly issued, contrary to the resolution previously adopted for a two year term only; and

WHEREAS, the applicant states the premises are being used as a gasoline service station, motor vehicle repair shop, tin-smith and sheet metal works and that there are two roof signs on building and neither of these signs were approved by the Department; and

WHEREAS, the applicant states that the premises consist of a plot 70.65 ft. front by 55.68 ft. in depth (irregular), on which is located a building used as a store by a roofer and tinsmith and an office for gasoline service station; that there are three buried 550 gallon gasoline tanks and three dispensing pumps; that it is proposed to continue the use of existing gasoline service station (expired by limitation); and

WHEREAS, the applicant contends that this owner purchased the property in 1927 from the party who owned same when this case was before the Board; that her husband operates the business; that they received a Certificate of Occupancy #190 from the Building Department and each year paid for and received Fire Department permits which referred to this calendar number and never knew additional applications had to be made to the Board; that since all permits have been paid for, there has been no loss of revenue to the City; that it was only when violation order Z 212 was received from the Dept. of Housing and Buildings that inquiry was made and it was learned their right to conduct this business had lapsed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under sections 7f and 7i thereof, for a term of ten (10) years, to permit the premises to be re-arranged substantially as proposed and as shown on plans filed with this application marked "Received March 31, 1949," two sheets, revised by plans marked "Received June 1, 1949," two sheets, *on condition* that all signs shall be removed and the existing buildings shall be altered in conformance with such revised plans marked "Received June 1, 1949"; that the show window shown in the accessory building on West 181st street shall be completely removed and there shall be no openings to West 181st street in such building except a door for exit purposes only not exceeding 3 ft. in width; that the accessory building otherwise shall be arranged substantially as proposed with no sales space opening to West 181st street; that all existing greasing equipment now outside the building shall be installed within the building and that if the building is required to be enlarged to accomplish this arrangement, revised plans shall be filed for further consideration; that all existing or proposed gasoline pumps shall be not nearer than 10 ft. to the street building line; that the existing curb cuts consisting of two to Jerome avenue and one to West 181st street as shown on revised plan marked "Received June 1, 1949," may be continued; that there shall be no window openings from the accessory buildings in the walls to the west and south; that a new brick wall shall be constructed along the westerly lot line from the accessory building to the street line of Jerome avenue; that such wall shall be not less than 5 ft. 6 in. in height except that it may be sloped down to a height of not less than 4 ft. at the building line commencing a point 10 ft. therefrom; that a similar wall shall be erected on the building line of West 181st street for the distance as shown; that where not occupied by the accessory buildings and pumps, the premises

MINUTES

shall be surfaced with concrete or asphalt or other reasonably impervious surfacing; that there shall be erected within the building line near the intersection, a block of concrete not less than 12" in height and extending for a distance of not less than 3 ft. along either street building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a sign advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such sign may be illuminated; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the number of gasoline storage tanks shall not exceed three 550 gallon tanks; that all permits shall be obtained and all work completed within nine (9) months from the date of this resolution; that a new certificate of occupancy shall be obtained.

469-47-BZ

APPLICANT—William A. Lacerenza, for Atlantic Warwick Corp., owner (Novocol Chemical Mfg. Co., lessee).

SUBJECT—Application reopened May 3, 1949, for consideration as to extension of time to complete work (expired by limitation) re application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting partly in a residence and unrestricted use, C area district, the erection of an additional story on top of existing structure using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—2911-2923 Atlantic avenue and 255-267 Warwick street, northeast corner (Block 3952, Lots 1, 45, 46 and 47) Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended.

THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (469-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence and unrestricted use, C area district, the erection of an additional story on top of existing structure, using more than the permitted area and without the required rear yard, affecting premises 2911 to 2923 Atlantic avenue and 255-267 Warwick street, northeast corner (Block 3952, lots 1, 45, 46 and 47) Borough of Brooklyn, was granted by the Board on November 12, 1947; on certain conditions; and

WHEREAS, the applicant requested reopening of this application an extension of time in which to obtain and permits and complete the work, which time has expired by time limitation; and

WHEREAS, this application was reopened on May 3, 1949, and set for hearing on May 24, 1949 at 10 a.m.; and

WHEREAS, a public hearing was held on May 24, 1949, after due notice by publication in the Bulletin, and laid over to June 7, 1949, for applicant to obtain a new decision from the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1949, acting on amendment to Alt. Applic. 5161-46, reads:

"1. The time limit set by the Board of S. & A. in resolution 469-47-BZ has expired. Therefore:

2. Proposed addition of one story on top of present structure located on premises within a "C" area district and which lot is partly within an unrestricted use district and partly within a residence use district violates Art. IV, Sect. 13b, Zoning Resolution. (Excessive area).

3. Proposed addition to structure violates Art. IV, Sect. 13A, zoning resolution. Note: An adequate rear yard where lot abuts residence use district line is required by Art. IV, Sec. 17a zoning resolution."

and

WHEREAS, the applicant states that the request to extend the time to complete is made necessary due to the excessive cost of the alteration; that the owners have not been able to complete the necessary financial arrangements to proceed with this work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 12, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution, and that the conditions of the resolution adopted November 12, 1947 shall be complied with and a new certificate of occupancy shall be obtained."

365-48-BZ

APPLICANT—Simeon Heller, for Samuel Novick, owner (Aaron Novick, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station, to include service station, motor vehicle repairs, lubritorium, car washing, sale and display of auto parts and office.

PREMISES AFFECTED—206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (365-48-BZ)

WHEREAS, Simeon Heller, for Samuel Novick, owner, Aaron Novick, lessee, filed April 21, 1948, an application under section 7c of the zoning resolution, to permit in a business use district the extension of existing gasoline service, station to include service station, motor vehicle repairs, lubritorium, car washing, sale and display of auto parts and office, affecting premises 206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 7, 1949, for inspection and decision by the Board; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 206th street is in residence and business use, D area and Class 1 height district; Northern boulevard and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1948, acting on N.B. Applic. 1290-48, reads:

MINUTES

"1. The proposed extension of use of existing gasoline service station and the proposed new addition of a service station, auto repairs and lubrication, car washing, office, sale and display of auto parts in a business district are contrary, Art. II, Sec. 4 (46,29) zoning res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 100 ft. in depth, on which are located a metal building, 16.12 ft. by 24.29 ft., a frame and metal building, 18.12 ft. by 17.79 ft. and a tile building, 20 ft. by 20.10 ft. all to be removed; that it is proposed to erect a building, 100 ft. by 50 ft. irregular, to be used as a showroom, sale of auto parts, lubritorium, auto laundry and motor vehicle repairs; that it is further proposed to relocate the pumps 10 ft. back from building line; that it is further proposed to relocate and enlarge curb cuts; and

WHEREAS, the applicant contends that at the time of filing with the Fire Department, the application stated that the plot was 50 ft. by 100 ft., that is 50 ft. on Northern boulevard and 100 ft. in depth; that the entire 100 ft. by 100 ft. which is proposed to be used in this application, was in one ownership at that time, and the entire property was actually used as the gas station; that there are two existing metal buildings and one tile building on the property; that Northern boulevard has become a main artery with the heavy traffic, and the present station does not adequately meet the needs of this traffic; that the present buildings are dilapidated and an eyesore to the neighborhood and there is no effective screening of the service area from any of the adjoining property; that the owner proposes to remove all existing buildings and erect a new building of brick and cinder block, stuccoed, and landscape the west lot line of the property and erect a wall and fence along this line; that this construction would screen off the gas station operations from the residential area to the south and to the west; that the existing pumps are placed close to the sidewalk, which often results in cars pulling in on the sidewalk rather than on the owner's property; that it is proposed that these existing pumps be moved at least 10 ft. back from both Northern boulevard and 206th street, to avoid the possibility that cars will obstruct the sidewalk; that the addition of auto repairs to the service to be supplied by this gas station would be shut off from the area to the side and the rear by brick walls so as not to allow noise, etc., to penetrate; that auto repairs are necessary to effect a complete service for cars, which is needed by the heavy traffic on Northern boulevard; that the auto laundry would consist of space sufficient to wash one car at a time and is usual service of this type of station and therefore would not create additional traffic or hazard; that this area along Northern boulevard is now used chiefly for lumber yards, light manufacturing and automobile salesrooms, which include servicing and auto repairs; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the legally existing gasoline service station to be increased in area and reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked "Received April 6, 1949", three sheets, and "April 21, 1948," one sheet, as amended by revised plans marked "Received June 3, 1949," two sheets, *on condition* that the premises shall be re-arranged and designed as indicated on such revised plans marked "Received June 3, 1949"; that all existing buildings and uses shall be removed and new buildings erected as thereon proposed; that the accessory building shall comply with the requirements of the building code therefor; that the heater room shall be separated from the balance of the building by fireproof construction and shall be enterable only from

the exterior; that the ceiling of the heater room may be of fire-retarded construction; that the accessory building shall be arranged as indicated on such plans; that any repairs shall be of a minor nature with hand tools only; that there shall be no windows in the accessory building to the south and west; that pumps shall be relocated not nearer than 10 ft. to the street building line; that suitable planting shall be maintained, protected with 6" curbing; that along the easterly lot line from the accessory building to Northern boulevard there shall be erected a masonry wall not less than 2 ft. in height with a steel picket fence erected thereon to a total height of not less than 5 ft. 6 in.; that where not occupied by the accessory building, planting and pumps, the premises shall be surfaced with concrete, asphalt or other reasonably impervious surfacing; that there shall be erected within the lot at the intersection a block of concrete extending for a distance of not less than 5 ft. along either street building line and not less than 12" in height; that curb cuts shall be restricted to two to Northern boulevard, each 30 ft. in width and one curb cut located where shown of similar width to 206th street; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbing around the premises shall be reconstructed to the satisfaction of the borough president; that all permits shall be obtained and all work completed within nine (9) months from the date of this resolution.

530-48-BZ

APPLICANT—Goldwater and Flynn, for Margaret Dilliard and Webb and Knapp, Inc., owners.

SUBJECT—Application reopened May 10, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot, located in a residence and business use district, the extension of existing broadcasting and television studios, (previously granted by the Board) to permit the conversion of existing adjoining structure use as a stable and dwelling to offices and conference rooms.

PREMISES AFFECTED—18-26 West 67th street, south side, 150 ft. west of Central Park West and 3-17 West 66th street, north side, 100 ft. west of Central Park West (Block 1119, Lots 21 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater and Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (530-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts the change in occupancy from clubrooms and stable, (Riding Academy) to "broadcasting and television broadcasting studios, affecting premises 7 to 17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan, was granted by the Board on July 13, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7c of the zoning resolution, to permit in the residence use portion of a plot, located in residence and business use districts, the extension of existing broadcasting and television studios, and the conversion of a structure formerly used as a stable and dwelling to offices and conference rooms, for use with adjoining building, permitted as a broadcasting studio, affecting premises 18 to 26 West 67th street, south side, 150 ft. west of

MINUTES

Central Park West and 3 to 17 West 66th street, north side, 100 ft. west of Central Park West (Block 1119, Lots 21 and 43), Borough of Manhattan; and

WHEREAS, this application was reopened on May 10, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on June 7, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Central Park West is in a residence use, B area and Class 1½ height district; West 67th, West 66th street and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1949, acting on Alt. Applic. 612-49, reads:

"1. Proposal to convert stable and dwelling to offices and conference room in a residence use district is contrary to Sec. 3, Art. II, zoning resolution."

and

WHEREAS, the decision of the borough superintendent, dated April 8, 1949, acting on B.N. Applic. 880-49, reads:

"1. Proposal to extend television studio use in a residence use district is contrary to Sec. 3, Art. II, zoning resolution and Cal. 530-48-BZ of the Board of Stds. and Appeals, and should be referred to the Bd. of Standards and Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. front by 100.5 ft. in depth on West 66th street, and 125 ft. front by 100.5 ft. in depth on West 67th street, on which are located four existing two and six story broadcasting and television broadcasting studios as permitted by the Board and a two-story brick stable; that it is proposed to occupy 26 West 67th street directly to west of site, with a frontage of 25 ft. and a depth of 95 ft., 2 stories in height, in conjunction with television station for office purposes; and

WHEREAS, the applicant contends that in all respects the building will comply with the Administrative and Building Codes so far as construction is concerned, the occupancy being limited to not more than 25 persons on each of the 1st and 2nd stories; that at present the two-story structure is in use as a stable for the greater part of the premises so that by converting same to office purposes this stable will be removed from the category of unrestricted uses and will be abandoned and the use confined to the offices in connection with the present television studio; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the use of the building as proposed and as indicated on plans filed with this application marked "Received April 25, 1949," two sheets, and revised plot plan marked "Received May 17, 1949," one sheet, in conjunction with the adjoining buildings, variance for use of which was granted by the Board under Vol. I of Cal. 530-48-BZ on July 13, 1948, *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed for this building and for the alteration of buildings as permitted by the resolution adopted July 13, 1948 within six (6) months from the date of this resolution.

11-49-BZ

APPLICANT—Louis Lieberman, for Laurelton, Merrick, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h, 7A and 21 of the zoning resolution, to permit in a residence and local retail use, D and F area district, the erection

and maintenance of a business building (supermarket and stores) using more than the area permitted, with off street parking in residence portion of lot, with entrances beyond permitted distance.

PREMISES AFFECTED—234-01 to 234-35 Merrick road, 133-38 to 133-56 Laurelton parkway, northwest corner and 133-37 to 133-47 234th street (Block 12975, Lot 1), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (11-49-BZ)

WHEREAS, Louis Lieberman, for Laurelton, Merrick, Inc., owner, filed January 11, 1949, an application under sections 7c, 7e, 7h, 7A, and 21 of the zoning resolution to permit in residence and local retail use D and F area districts, the erection and maintenance of a business building (supermarket and stores), using more than the area permitted, with off-street parking in residence portion of lot and with entrances beyond permitted distance from the intersections, affecting premises 234-01 to 234-35 Merrick road, 133-38 to 133-56 Laurelton parkway, northwest corner and 133-37 to 133-47 234th street (Block 12975, Lot 1), Laurelton, Borough of Queens; and

WHEREAS, a public hearing was held on this application on April 26, 1949, after due notice by publication in the Bulletin; and laid over to May 10, 1949 at the request of the applicant; then to May 24, 1949, for further consideration, after applicant has filed revised plans and a new decision of the borough superintendent; and then laid over to June 1, 1949 for the applicant to obtain corrected decision from the Department of Housing and Buildings, then to June 7, 1949 for the applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick boulevard is in a local retail use, D area and Class 1 height district; 234th street, Laurelton parkway and the site are in residence and local retail use, D and F area and Class 1 and Class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1949, acting on N.B. App. 2371-49, reads:

"3. Proposed building occupies excessive area for a local retail D district contrary to Art. 4, sect. 14c of zone resolution.

4. Extension of business building into a residence F district is contrary to Art. 2, sect. 3 of zone resolution.

5. Off street for business building said off street being located partially within a Res. F district is contrary to Art. 2 sect. 3 of Zone Resolution.

6. Proposed supermarket located within a local retail district is contrary to Art. 2, sect. 4c of zone resolution.

7. Curb cut is more than 25 ft. from corner."

and

WHEREAS, the applicant states that the premises consist of a plot 283.54 ft. front by 187.17 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 283.54 ft. front by 153 ft. in depth (irregular) one story 15 and 17 ft. in height, of Class 3 construction, to be used as stores (16) one being a supermarket; that it is further proposed to use the unoccupied space in the rear of the stores for parking of customers' and employees' cars and to have the cars enter the parking space from Laurelton Parkway and 234th street; and

WHEREAS, the applicant contends that this property backs up to a strip of land 100 feet in depth facing onto a street; that since compliance with the zoning ordinance for

MINUTES

the residential portion of the plot would create a hardship on the owner; and since that portion of the lot is 308 feet long but only 24 feet wide on one side, thereby making it useless for residential structures; and since a sufficient amount of parking space will be provided to offset any parking problem which might arise as a result of the super-market; and since the owners will make this parking area available to all residents of the community regardless of where they may shop, the erection of this structure would not be detrimental to the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, e and h, and under section 7A of the zoning resolution as to use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 7c and 7e as to extension of use, section 7h as to parking, section 7A as to the proposed entrance to the premises from 234th street and Laurelton Parkway Service Road, and under section 21 as to the extension of area of coverage to permit the construction and arrangement of the proposed store buildings and parking areas for customers and employees substantially as proposed and as indicated on revised plans marked "Received May 4, 1949," two sheets, and revised area plan marked "Received June 4, 1949," one sheet, on condition that any buildings now existing on the plot shall be removed; that there shall be constructed along the northerly line and along the westerly line of the proposed store building and along the easterly line of the proposed store building except for the openings as proposed a masonry wall finished on both sides and properly coped, to a total height of not less than 5 ft. 6 in.; that the entire area to be left unbuilt upon and proposed for parking use shall be leveled substantially to the grade of the adjoining streets and shall be surfaced with concrete or colprovia or other reasonably impervious surfacing and arranged for proper drainage as may be required by the borough superintendent; that the term of this variance under section 7e and under section 7h shall be for ten (10) years; that along the Laurelton Parkway Service Road in addition to the wall herein required, such additional planting shall be maintained if required by the Park Commissioner; that there shall be no openings in such wall except as proposed for access thereto from 234th street and the Laurelton Parkway Service Road; that the building shall not be increased in height or area; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the partitions between the stores shall be constructed in accordance with the code requirements up to the underside of the roof construction; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

77-49-BZ

APPLICANT—Loshen and Lazarus, for Laurelton Terrace, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in a residence use district, the erection of more than one building on a lot without the required rear yards and without the required side yards; and to permit garages for more than three (3) motor vehicles each; and also to permit the parking and storage of more than five (5) motor vehicles on open portion of lots.

PREMISES AFFECTED—South side of 131st avenue from 232nd to 233rd streets, west side of 234th street from 131st to 133rd avenues; southeast corner of 236th street (Laurelton Parkway) and 133rd avenue and block bounded by 234th street, 131st avenue, 236th street and 133rd avenue (Block 12943, Lot 112; Block 12944, Lot 36; Block 12945, Lot 1; Block 12974, Lot 1 and Block 12975, Lot 7), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Jack Tenzer and Benjamin E. Kurzman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (77-49-BZ)

WHEREAS, Loshen and Lazarus for Laurelton Terrace, Inc., owner, filed February 8, 1949, an application under Sections 7h and 21 of the zoning resolution, amended at the hearing to include Section 21c to permit in a residence use district, the erection of more than one building on a lot, without the required rear yards, and without the required side yards; and to permit garages for more than three (3) motor vehicles each and also to permit the parking and storage of more than five (5) motor vehicles on open portions of lots, affecting premises south side of 131st avenue from 232nd to 233rd streets; west side of 234th street from 131st to 133rd avenues, southeast corner of 236th street (Laurelton parkway) and 133rd avenue and block bounded by 234th street, 131st avenue, 236th street and 133rd avenue (Block 12943, Lot 112, Block 12944, Lot 36, Block 12945, Lot 1, Block 12974, Lot 1 and Block 12975, Lot 7), Laurelton, Borough of Queens; and

WHEREAS, a public hearing was held on March 22, 1949, 10 a.m. after due notice by publication in the Bulletin, laid over pending report from the City Planning Commission under the terms of section 21C, applicant to submit a supplementary photograph, showing conditions in the area surrounding the site and a photograph of the area across the parkway—then set for the hearing on June 7, 1949; and

WHEREAS, the district maps accompanying the zoning resolution show that 133rd road, 232nd to 234th street, 131st avenue and 133rd avenue and the site are in a residence use, E and F area and Class 1 and ½ district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1949, acting on N.B. Applic. 6981-48 reads:

"1. The erection of more than one building on a lot is contrary to Art. 1, Section IV of zone resolution.

3. Proper rear yards not shown provided, Art. 4, Sec. 16b, zone resolution.

4. Proper side yard not provided for each building, contrary to Art. 4, Sec. 15a, Zone resolution.

5. Provide individual garage, Art. 2, Sec. 3, Subd. 9b, Zone resolution."

and

WHEREAS, the decision of the borough superintendent, dated February 2, 1949, acting on N. B. Applic 6982, 6983 and 6984-48, reads:

"1. The erection of more than one building on a lot is contrary to Art. 1, Section IV of the zone resolution.

3. Proper rear yards not shown provided, Art. 4, Sec. 16b, zone resolution.

4. Proper side yard not provided for each building contrary to Art. 4, Sec. 16b, zone resolution.

5. Provide individual garage, Art. 2, Sec. 3, Subd. 9b, Zone resolution."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot,

195 ft. front by 145.36 ft. in depth, irregular, presently vacant,			
205 " " 837.44 " " "			
596 " " 442.02 " " "			
326 " " 364.13 " " "			

that it is proposed to erect 17 garden type buildings and accessory garages to house 155 motor vehicles and to furnish off street parking for 117 motor vehicles; and

WHEREAS, the applicant contends that this particular project will accommodate 392 families; that veterans will be given preference; that off-street parking and garage facilities will be provided for 274 cars; that land coverage will be less than 30% and there will be approximately 25 families per acre on the entire project; that application for variation of the zoning resolution requirement under Section 21 because this site is the subject of two separate proceedings before the City Planning Commission and the Board of Estimate, both of which will probably be concluded before the hearing in the cases now being filed before the Board; that it was necessary to have the proceedings instituted in the City Planning Commission because the owner desires to purchase a small triangular piece of land at the intersection of 236th street and Laurelton parkway service road; however, the city would not sell that parcel of land while 236th street was shown on the Final Map and it was thus necessary to ask that 236th street and, in addition, 235th street and part of 133rd road be closed; that the hearings have already been held before the City Planning Commission and at this stage, the reports of the Chief Engineer for the Board of Estimate and of the Corporation Counsel are being awaited by the Board of Estimate before final action can be taken; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the report of committee reads as follows:

REPORT OF COMMITTEE

June 6, 1949

Re : Cal. 77-49-BZ

and

Cal. 78-49-A

Premises: S.S. 131st Ave., bet. 232nd and 233rd Streets, W.S. 234th Street, bet., 131st and 133rd Avenues, S.E. Cor. 236th Street (Laurelton Parkway) and 133rd Ave., and block bounded by 234th Street, 131st Avenue and 236th Street and 133rd Avenue, Laurelton, QUEENS.

An application for zoning variances was filed with the Board on February 8, 1949, as to rear and side yards, individual garages and erecting more than one building on a lot, which the Borough Superintendent found were shown contrary to the requirements of the Zoning Resolution. At the same time an appeal was filed for modification of the decision of the Borough Superintendent as to buildings proposed to be erected in the bed of mapped streets, not fronting on mapped streets and as to erection of attached frame buildings which were filed and passed upon as two-family dwellings with accessory garages under the Building Code and not under the Multiple Dwelling Law.

The application for the zoning variances was brought under Section 21 as to area and Section 7, subdivision h, as to garages and parking. Public hearing was held on March 22, 1949.

This development, characterized by the applicant as a "garden apartment project", consists of 192 residence buildings, so attached as to comprise 17 groups of attached buildings. If each so-called group could be deemed one building, each group building could be considered as substantially in compliance with the area requirements of the Zoning Resolution as to side and rear yards.

In the opinion of the Committee, these buildings comprise 17 multiple dwellings and are such for the same reason as

stated by the Board as to a similar development on Castleton Avenue, West Brighton, Staten Island, under Calendar Number 362-47-A (Bulletin No. 6, Volume XXXIII, page 135).

For the purpose of zoning the Committee recommends that the groups of buildings be considered as multiple dwellings and finds accordingly that they are substantially in compliance as to rear and side yards and in any event are superior to what they would be if the technical requirements of the Zoning Resolution as to individual buildings were applied and recommends that the application should be granted under Section 21 on the ground that it would constitute hardship to require strict compliance when the proposed layout is infinitely superior. As groups of dwellings, the provisions of Section 4 of Article I as to the definition of a lot can readily be deemed in compliance under the recent regulations of the Commissioner of Housing and Buildings as to the definition of a lot. As groups of dwellings, the garages shown are in compliance with the Zoning Resolution, and the parking areas should be permitted under Section 7-h for a term of ten years as supplementary vehicle space, which should be restricted to the use of the tenants of each group of buildings on the same lot, on condition that the streets, which are shown to be removed from the City Map, are so removed by the Board of Estimate. No action is required under Section 35 of the General City Law and a variance should be granted under Section 36 of the General City Law, provided adequate walks are provided for access to the street for those group dwellings as shown not fronting a street because of the removal from the City Map as proposed.

A variance of the Building Code is recommended as to construction inasmuch as masonry walls are proposed and shown between each building section, which should be continued to the peak of the roof to provide an effective fire stop, and openings in cellars or crawl spaces in such wall should be protected with fireproof self-closing doors. The exterior walls of the buildings should be faced with 4" of brick, as shown, and otherwise, the wall construction should comply as to framing, sheathing and interior lath and plaster. Sidewalks and curbing on surrounding streets should meet the requirements of the Borough President. Play spaces and landscaping should be properly maintained. Garage buildings should comply with the requirements of the Code and driveways and parking areas should be properly surfaced and maintained.

The proposed conditions and the construction are as shown on plans marked "Received February 8, 1949", thirteen sheets.

The area and the site have been carefully inspected by a Committee of the Board and much consideration has been given to the views of all who have expressed themselves for and against this proposal and this recommendation to grant has been arrived at, based on the belief that the variances proposed are justified.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Fire Chief.

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution, as to parking use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and is therefore entitled to relief as to area on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that

MINUTES

the application be and it hereby is *granted* under sections 7h and 21 thereof, *on condition* that the requirements and recommendations in the report of committee shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

121-49-BZ

APPLICANT—John F. Fitzsimons, for Herman and Dagny Furrer, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district, the extension in area of accessory building on existing gasoline service station to be used as an office, lubritorium, auto laundry, showroom, storeroom motor vehicle repair shop and to permit the storing of more than five motor vehicle awaiting to be serviced (no fee).

PREMISES AFFECTED—96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Herman Furrer.

For Opposition: Helen Firth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (121-49-BZ)

WHEREAS, John F. Fitzsimons, for Herman and Dagny Furrer, owners, filed February 21, 1949, an application under sections 7e, 7c and 7i of the zoning resolution, to permit in a business use district, the extension in area of an accessory building on an existing gasoline service station, to be used as an office, lubritorium, auto laundry, showroom, storeroom, motor vehicle repair shop and to permit the storing of more than five motor vehicles waiting to be serviced (no fee to be charged), affecting premises 96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 7, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 69th avenue is in residence and business use, A and D area, Class 1 height districts; Metropolitan avenue is in business and unrestricted use, A and D area, Class 1 height districts; and the site is in a business use, A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1949, acting on Alt. Applic. 95/49, reads:

"1. Proposed extension in area of existing building used as office, greasing and gas station, to gas station, office, greasing motor vehicles, repair shop, showroom, storeroom, car washing and storing of more than 5 motor vehicles, in a business district is prohibited by section 4, Art. II of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 94.12 ft. in depth on which is located a gasoline service station with an accessory building 49 ft. 4 in. front by 24 ft. in depth, one story 13 ft. in height, used as an office and for greasing, for which Certificate of Occupancy 52499B-36 (N.B. 4225/36) was issued for gasoline station, office and greasing; that it is proposed

to extend the existing building so that when altered it will be 100 ft. front by 60 ft. in depth, one story 13 ft. in height of Class 3 construction; that it is proposed to remove the windows in the rear of the existing building and rebuild them as doorways; and

WHEREAS, the applicant contends that the premises consist of a masonry building 49 ft., 4 in. wide by 24 ft. deep fronting on Metropolitan avenue, consisting of an office, boilerroom, laboratories and three bays, two of which are devoted to greasing, while the third has been used for motor vehicle repairing; that since 1936, the premises have been devoted to the additional uses of motor vehicle repairing, car washing and the parking and storage of more than five motor vehicles (without fee); that the repairing phase is limited to minor repairs with hand tools, including use of a grinder and a drill of not more than 1/2 h.p. each; that an additional curb cut, 15 ft. wide, is proposed for 69th avenue and will be five ft. southerly of the street line of Metropolitan avenue as laid out on the Final City Map; that Metropolitan avenue is a main traffic thoroughfare; that presently the unbuilt upon portion in the rear of the building is used for the storage and parking of motor vehicles awaiting service; that the appearance of 69th avenue would be much improved by the elimination of this open air parking; that the proposed automobile showroom use (the owner contemplates a Dodge agency) would be in harmony with the neighborhood; that the portion of the building proposed to be used for repair work will have no outside openings of any kind, so that no noise or odors would emit therefrom; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the construction of an additional building on the plot occupied by a lawfully existing gasoline station substantially as proposed and as indicated on plans filed with this application marked "Received February 21, 1949," four sheets, except that the proposed portion of the building along 69th avenue shall be removed from the side lot line adjacent to Lot 850 for a distance of 10 ft., extending back from 69th avenue to line of the main wall of the adjoining dwelling on Lot 850 and that from that point westerly the proposed yard of 4 ft. in width shall be maintained; that the building shall be constructed as proposed so as not to extend within the bed of the proposed widening of Metropolitan avenue; that such space within the proposed widening shall not be occupied except as at present for entrance and for access to the gasoline pumps; that such pumps shall not be nearer than 10 ft. to the present building line of Metropolitan avenue; that signs shall be restricted to a permanent sign attached to the facade of the accessory buildings and the illuminated globes of the pumps; that there may be also erected within the building line a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the existing building line for a distance of not more than 4 ft.; that curb cuts shall be restricted to the existing curbs from Metropolitan avenue and 69th avenue and including the proposed curb cut within 25 ft. of the proposed street line; that sidewalks and curbs shall be restored to the satisfaction of the borough president; that windows shown along the rear line of the building in which the repairing is proposed shall not be constructed as proposed; that repairing shall be restricted to the servicing and minor repairs of cars dealt in by the agency occupying the premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that where not occupied by accessory buildings and pumps, the premises shall be surfaced with concrete, asphalt or other reasonably impervious surfacing; that in all other respects the buildings

MINUTES

and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 122-49-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

202-49-BZ

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area and Class 1½ times height district, the extension in height of existing rear portion of building in excess of that permitted.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Nelson Page and Walter Eberhart.
For Opposition: Charles Vogel and J. Farrell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (202-49-BZ)

WHEREAS, Nelson Page, for Turtle Bay Music School, owner, filed March 10, 1949, an application under section 21 of the zoning resolution, to permit in a residence use, B area and Class 1½ height district, the extension in height of existing rear portion of building in excess of that permitted, affecting premises 244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 1, 1949, after due notice by publication in the Bulletin, and laid over to June 7, 1949 for further consideration; applicant to furnish additional information; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use, B area, Class 1½ height district; East 52nd street is in residence and business use, B area and Class 1½ height districts; and the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1949, acting on Alt. Applic. 2487-47, reads:

"3. Proposed extension in height of existing rear portion of Bldg. to a level above grade is contrary to Art. IV, Sec. 17 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. 5 in. in depth on which is located a building 50 ft. front by 91 ft. in depth, 3 stories and basement, 49 ft. in height, Class 3 construction, presently used as a music school, for which Certificate of Occupancy No. 24492-39 has been issued; that it is proposed to raise the roof of the existing basement 4 ft. 9 in. so that when raised it will be 10 ft. 3 in. above street grade at the rear of the premises; and

WHEREAS, the Turtle Bay Music School operates without profit and is exempt from all Federal, State and City taxes as such; that the school is chartered by the Board of Regents of the State of New York and was organized on March 15, 1948; that the premises was purchased in 1934 after due inquiry of the Building Department as to the usability for the school purposed and assurances that as of that time, it was suitable; that this building was built as a school originally and used as such for over 40 years; that Alt. 679/08 converted the building from public school to factory use; that the long range plan

of the Board of Trustees was to alter the building as far as available funds would allow and then add additional finished rooms as endowments accrued in the future; that the original alteration was filed under Alt. 956-35; that it completed all the work on the second floor and the front half of the first floor; that subsequently a janitor's apartment was installed on the third floor under Alt. 244/46 and a teaching room finished in the basement at the front east corner; that the school has now raised sufficient funds to complete their plans, including an auditorium in the existing rear extension of the building; that it is proposed to raise the roof level four ft. nine in., thereby increasing the head room in proposed auditorium; that this is a small change and would be a considerable improvement in that it replaces wood roof beams with a reinforced concrete arch; that from the school's standpoint it would make the auditorium infinitely more functional, as the present ceiling height is too low for a room of this size; that this school fulfills a real need in the neighborhood being in the nature of a settlement house music school; that instruction is provided at about one half the usual fee and deficits made up by contributions; that it differs from the ordinary academic school in that most teaching rooms are used for individual instruction and the density of occupancy is low; that while the objections raised by the Building Commissioner are technically accurate, the safety conditions with regard to fire hazards are extremely good; that the waiver by the Board of strict compliance, it is felt would be in conformity with the spirit of the law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 21 thereof, to permit the reconstruction of the existing rear roof to be raised in height as proposed and as indicated on plans filed with this application marked "Received March 10, 1949," as to plot plan and revised plans marked "Received May 25, 1949," 12 sheets, showing the existing and proposed conditions, on condition that such proposed rear roof shall be of fireproof construction and shall be at the elevation as proposed; that all existing stairs from 52nd street shall be arranged substantially as proposed except that the existing stairs to basement shall be reconstructed and relocated so as to have no portion beyond the street building line; that the passage shown on the basement story to 52nd street shall be continued from the rear court to provide a continuous fireproof exit from the stage door on the westerly side and from the front portion of the proposed auditorium direct to the street; that such passage shall be of fireproof construction throughout; that the building shall not be increased in height or area and shall be otherwise arranged as proposed; that all exits as proposed shall be maintained including a door or opening on the side line into the rear yard of the adjoining premises to the east; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as may be modified under Cal. 203-49-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

276-49-BZ

APPLICANT—Samuel Cohen, for Cleveland Associates, Inc. and Arabrab Realty Co., owner (Richard Iacone and Vincent Manitta, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

MINUTES

PREMISES AFFECTED—38-42 Henry street, south side, 270 ft. east of Catherine street and 89-91 Madison street (Block 277, Lots 8, 9, 37, 38 and 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen, Richard Iacone and Vincent Manitta.

For Opposition: Robert V. Santangelo and Eugene A. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (276-49-BZ)

WHEREAS, Samuel Cohen for Cleveland Associates, Inc., and Arabrab Realty Company, owners, Richard Iacone and Vincent Manitta, lessees, filed April 5, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles, affecting premises 38 to 42 Henry street, south side, 270 ft. east of Catherine street and 89 to 91 Madison street (Block 277, Lots 8, 9, 37 and 38), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 7, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Madison street and Henry street are in residence and retail use, D area and Class 1 height districts; that the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1949, acting on Alt. Applic. 503-49, reads:

"1. The parking and storage of more than 5 motor vehicles within a residence district is contrary to Sect. 3, zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 78 ft. 11 in. and 50 ft. front by 200 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the urgent need for parking space is demonstrated by the large number of cars parked on the surrounding streets and especially on Henry street, which is a play street and on Madison street which is a bus route with no parking permitted on the north side of Madison street; that the demand for parking space will be still further increased upon the completion of the Alfred E. Smith Housing Project near by; that as a matter of fact the lessees of the proposed site now conduct a parking lot business on premises at 137-41, 145-151 Cherry street, which are part of a plot approved by the Board of Estimate on September 23, 1948, under Cal. 38 as a public park, which means that the lessees would have to move from these premises; that the lessees after surveying the neighborhood found that the only available space is the subject site; that this site is centrally located in this congested area; that it will tend to reduce the need for cruising for parking space and reduce the street parking congestion on Henry street which is a play street and on Madison street which is a bus route; that the proposed parking lot will be conducted to secure the maximum safety and public health as follows: that no entrance or exit will be maintained on Henry street; that the plot will be kept clear of rubbish; that the plot will be fenced in at all open sides with substantial wire fencing 6 ft. high; that the ground will be levelled with rolled dust-proof cinders; that adequate bumpers at lot line will be provided; that sufficient aisle space for easy exit will be maintained; that shielded illumination will be provided; that a watchman's shelter of metal 10 ft. by 18 ft. will be erected; that a drop

curb of 10 ft. on Madison street and a gate in the fence in line with it will be provided; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS

203-49-A

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Nelson Page and Walter Eberhart.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1949 at 10 A.M. for further consideration after applicant has filed revised plans showing the exits as proposed in the resolution adopted by the Board under Cal. 202-49 BZ. and permission to have an opening in the fence to the adjoining premises to the east.

297-49-A

APPLICANT—Charles M. Spindler, for 800 Sterling Place Corp., owner (Sparkle Cleaners, Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Philip Ratner.

For Administration: Joseph J. Barbuto, Fire Dep't.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection and decision without further argument.

991-48-A

APPLICANT—The Quaker Maid Co., Inc., (lessee) for The Bush Terminal Buildings Co., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—76-94 39th street, south side, 750 ft. west of 2nd avenue (Building No. 23—7th floor) and 48-72 39th street, south side, 1022 ft. 7¼ in. west of 3rd avenue (Building No. 24—2nd and 8th floors); (Block 706, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter S. Galazzi, Orville Terjesen and Eugene J. Donahue.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (991-48-A)

WHEREAS, The Quaker Maid Company, Inc., lessee, for The Bush Terminal Buildings Company, owner, filed November 16, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 76 to 94 39th street,

MINUTES

south side, 750 ft. west of 2nd avenue (Block 706, Lot 24), (Bush Building No. 23, 7th floor), and 48 to 72 39th street, south side, 1022 ft. 7½ in. west of 3rd avenue, (Block 706, Lot 24), (2 to 8th floors, Bush Building No. 24), Borough of Brooklyn; and

WHEREAS, Order 16680-LC, issued by the fire commissioner September 13, 1948, and repeated in a decision of the fire commissioner, dated October 15, 1948, reads:

"1. Provide an ammonia mixer connection and a Fire Department connection box in the public thoroughfare side of the building not less than 18 inches or more than 5 feet above the sidewalk level. C19.103-b-4 Adm. Code.

"3. Cut off all elevator shafts leading into refrigerating machinery room. C19-99-1, Administrative Code.

"NOTE: This refers to the York Air Conditioning machine on 2nd floor building, No. 24 and the Frigidaire Refrigerating Machine for egg box on 7th floor, Building No. 23.

"5. Discontinue the ammonia condenser No. 2 extending from the 7th floor to 8th floor as same was installed after Dec. 13, 1927. C19-98.B Adm. Code."

and

WHEREAS, the applicant states that Item No. 3 of the fire commissioner's order is the subject of this appeal in so far as it affects the 7th floor of Building No. 23, and that Items 3 and 5 of the order of the fire commissioner are the subject of this appeal insofar as Item 3 affects the 2nd floor of Building No. 24, and Item 5 as to the 7th and 8th floors of Building No. 24; and

WHEREAS, the applicant states that Building No. 23, is 8 stories, 109 ft. in height; 93 ft. 1 in. by 200 ft. in area; of Class 1 construction; erected 1927; located in an unrestricted use A area, Class 2 height district, and used and occupied since 1927 as follows: 1st floor, shipping, 20 persons; 2nd floor, storage and office, 30 persons; 3rd floor to 6th floors, manufacturing foods, 160 persons on the 3rd; 75 persons on the 4th; 5 persons on the 5th; 40 persons on the 6th; 7th floor, manufacturing foods and storage, 10 persons; 8th floor, supplies and office, 150 persons, for which Certificate of Occupancy 47796 was issued November 14, 1927, upon completion of work under Alt. Permit 1082-26, which certificate permits the use of the building as a factory throughout with 350 persons per floor and a live load of 200 lbs. throughout; and

WHEREAS, the applicant states that this building is equipped with 4 interior stairs and one fire tower, all 8 ft. 6 in. wide, of fireproof construction, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; that the building is provided with a one source sprinkler system and an approved standpipe system; and

WHEREAS, the applicant states that Building No. 24, is 8 stories, 109 ft. in height; 173 ft. 4 in. by 210 ft. 10 in. in area, of Class 1 construction; erected 1920; located in an unrestricted use, A area, Class 2 height district and used and occupied since 1925—1st floor, shipping department and manufacturing foods, 60 persons; 2nd floor, shipping department, 100 persons; 3rd to 8th floors, manufacturing foods, 100 persons on the 3rd, 45 on the 4th, 110 on the 5th; 115 on the 6th, 80 on the 7th; 45 on the 8th; that this building is equipped with a one-source sprinkler system and approved standpipe system and four interior 8 ft. 6 in. wide fireproof stairs, equipped with fireproof self-closing doors and leading from roof direct to street; and

WHEREAS, Certificate of Occupancy 83635, issued August 12, 1937, on completion of work, N. B. Permit 2298-1917, as a warehouse, number of occupants not stated; and

WHEREAS, the applicant states as to Building No. 24, that changes are being made in the building and a new certificate of occupancy is expected to be obtained; that the amount of ammonia in the refrigeration system in Building No. 24 is 4,300 lbs. of which amount 125 lbs. of ammonia is contained in each condenser; and

WHEREAS, the applicant contends that it has complied with Items 2 and 4 of the fire commissioner's order; and

WHEREAS, the applicant contends as to Item 5 of the fire commissioner's order that the No. 2 ammonia condenser, which is a vertical shell and tube open type water condenser, was installed in February, 1936, to conform to the No. 1 condenser of the same type which was installed prior to December 13, 1927, and the last sentence of Section C19-98b provides that it shall not apply to a building in which installation was made prior to the thirteenth day of December 1927; that the direct method of refrigeration is not being extended to other sections of the building; that condenser No. 2 is merely an addition to the refrigeration machinery room equipment; that the system has been inspected and permits issued each year since the original installation; that since condenser No. 2 is the same as condenser No. 1, its installation could not bring about any unusual conditions in the plant; that these two condensers will effect greater safety conditions than if the plant was operated with one condenser as obviously the plant would operate at lower pressures with two condensers than it could with one condenser; that the installation of the second condenser became necessary as the original condenser was not of sufficient capacity to carry the refrigeration load of this plant; that these condensers are located on the 7th and 8th floors of Building No. 24; that the top of the condensers, which extend above the 8th floor, consist of water boxes where cooling water enters the top of the tubes and flows through to the water basin on the 7th floor; that there are steel enclosures around each condenser extending from the 8th floor to the 8th floor ceiling; that the area around the condenser enclosure on the 8th floor is used for storage purposes; that the Quaker Maid Company occupies the entire building No. 24 and the building to the east (No. 23), and the discontinuance of the new condenser would reduce the refrigeration capacity by about 50% and make it necessary to construct a practically complete new refrigeration system; and

WHEREAS, the applicant contends as to Item 3 of the fire commissioner's order that Section C19-99.1 of the Administrative Code concerns the ventilation and construction of refrigeration machinery rooms; that the York Air Conditioning machine on the 2nd floor of Building No. 24, was installed about two years ago and has a capacity of 18 lbs. of freon and is rated at five tons refrigeration; that this unit is located on the top floor of a building approximately 210 ft. by 176 ft. in area, with a ceiling height of 17 ft. and a cubic content of 350,000 ft. in this area; that the Frigidaire refrigeration equipment on the 2nd floor of Building No. 23 was installed about 7 years ago and consists of one h.p. air-cooled freon-12 condensing unit and a forced air evaporator with refrigerant charge of approximately 18 lbs.; that this compressor is located on an open floor having an area of 93 ft. by 200 ft. and a height of 12 ft., giving a volume in excess of 150,000 cu. ft.; that these units are so small and the quantity of the freon gas contained therein is so small in comparison to the volume of space in which they are located that no hazard exists as the dilution of any leakage would be so great as to eliminate any hazards; that there is an extensive area surrounding these machines; that any changes to the location of the refrigeration equipment by enclosing same in a room required by the Code would not produce the safety factor of the present installation; that it is therefore requested that the Fire Department be directed to issue a permit as required by Section C19-96.0 of the Administrative Code and be directed as to Item No. 5 of the order, that Section C19-98.b of the Administrative Code does not apply to the installation of the No. 2 condenser in that this section does not apply to a building in which installation was made prior to December 13, 1927, or in the alternate that the lessee be relieved from complying with Items 3 and 5 of the order; and

WHEREAS, structural alterations as approved by the Borough Superintendent have been completed in building No. 24 as required by the Board before taking action on this appeal.

Resolved, that the decision of the Fire Commissioner as to Order No. 16680-LC, objections 1, 3 and 5, be and it

MINUTES

hereby is *modified* and that the appeal be and it hereby is *granted*, in view of the statement by the applicant that the structural conditions have now been corrected to the satisfaction of the borough superintendent and that in all other respects the work shall be maintained as proposed and to the satisfaction of the fire commissioner; that a certificate of occupancy shall be obtained for the factory use; that a diffuser shall be installed with ventilation through the roof to the satisfaction of the fire commissioner and that the direct ammonia lines shall be eliminated from the stairhall.

1088-48-A

APPLICANT—Morton Simon, for Jane G. Prince and Morton Simon, owners.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—20-26 West End Avenue, northeast corner of West 60th street (Block 1152, Lots 1 to 4, inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert D. Hanft.

For Administration: Henry Pheny, Dep't of Housing and Buildings and E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1088-48-A)

WHEREAS, Morton Simon for Jane G. Prince and Morton Simon, owners, filed October 29, 1948 an appeal from a decision of the fire commissioner, affecting premises 20-26 West End avenue, northeast corner of West 60th street (Block 1152, Lots 1 and 4), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated September 29, 1948 reads:

"Receipt of your letter of September 28th, 1948 is acknowledged.

"Please be advised that the condition which was deemed to be eminently perilous to the lives of the occupants in case of fire at subject premises has been removed.

"Accordingly, our order of September 13th, 1948 to vacate subject premises, has been rescinded."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. 5 in. by 100 ft. in area, located in a manufacturing use B area class 2 height district, upon which there have been erected four buildings each approximately 25 ft. front by 80 ft. in depth, five stories in height, of class 3 construction erected in 1908, used and occupied since 1908 as follows: cellar—storage; 1st floor—store and tenements; 2nd to 5th floors—tenements; that each building is equipped with one 3 ft. wide wood stairs, equipped with partitions of wood studs, fire retarded, equipped with wood self-closing doors, and leading from roof bulkhead direct to street; that there are eight fire escapes, four at the front and four at the rear leading to roof by ladder and to yard by ladder; and

WHEREAS, the applicant states that on October 18, 1948 an order to show cause was granted by the Supreme Court on the application of the owners of these premises to review the determination of the Fire Commissioner, the Commissioner of Housing and Buildings the Borough Superintendent and the Deputy Chief of Staff and Operations of the Fire Department commanding the Divisions of Combustibles and Fire Prevention; that the respondents in such proceeding set up the defense that the owner had a right under Section 666 of the Charter to remedy by appeal to the Board; that in view of the decisions recently handed down, it is a question whether such an appeal would be adequate to protect the rights of the owners; that pending determination of the motion in the Supreme Court this appeal was filed and the papers on the motion upon which the

order to show cause was issued are herein-incorporated as part of this appeal; and

WHEREAS, the applicant contends that unsafe and hazardous conditions exist in the building as specifically set forth in the petition and the exhibits attached thereto which were filed with the Supreme Court; and

WHEREAS, the Fire Department reports that there is now no dangerous condition existing.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

78-49-A

APPLICANT—Loshen and Lazarus, for Laurelton Terrace, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—South side of 131st avenue from 232nd to 233rd streets; west side of 234th street from 131st to 133rd avenues; southeast corner of 236th street (Laurelton Parkway) and 133rd avenue and block bounded by 234th street, 131st avenue, 236th street and 133rd avenue (Block 12943, Lot 112; Block 12944, Lot 36; Block 12945, Lot 1; Block 12974, Lot 1 and Block 12975, Lot 7), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Jack Tenzer and Benjamin E. Kurzman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (78-49-A)

WHEREAS, Loshen and Lazarus for Laurelton Terrace, Inc., owner, filed February 8, 1949, application pursuant to Sections 35 and 36 of the General City Law and appeal from a decision of the borough superintendent, affecting premises south side of 131st avenue between 232nd and 233rd street, west side of 234th street between 131st and 133rd avenues, southeast corner 236th street (Laurelton Parkway) and 133rd avenue and block bounded by 234th street, 131st avenue, 236th street and 133rd avenue (Block 12943, Lot 112, Block 12944, Lot 36, Block 12974, Lot 1, Block 12975, Lots 7 and Block 12945, Lot 1), Laurelton, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated February 2, 1949, on N.B. Applications 6981 and 6982-48, reads:

"2. The erection of attached frame bldgs. is contrary to Section 4.1.3. Bldg. Code."

and

WHEREAS, the decisions of the borough superintendent, dated February 2, 1949, on N.B. Applications 6983 and 6984-48, reads:

"2. The erection of attached frame buildings is contrary to Section 4.1.3 Building Code."

"6. Buildings shown located within bed of mapped street contrary to Art. 3, Section 35 General City Law.

"7. Buildings do not front on mapped street, Art. 3, Section 36 General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot bounded by the east side of 232nd street, 131st avenue, Laurelton parkway, service road, a line 1 ft. south of 133rd road, a line approximately 46 ft. east of 234th street, 133rd avenue, a line commencing approximately 149 ft. west of 234th street, a line 146 ft. south of 131st avenue, in a residence use E and F area, Class 1 and Class ½ height district, upon which it is proposed to erect a series of frame two-family dwellings and masonry garages as indicated on

MINUTES

plans filed with this appeal marked "Received February 8, 1949"; and

WHEREAS, the applicant contends that the project will accommodate 392 families for which veterans will be given preference; that off-street parking and garage facilities will be provided for 274 cars; that land coverage will be less than 30% and there will be approximately 25 families per acre on the entire project; that the premises are the subject of two proceedings before the City Planning Commission, both of which will probably be concluded before the Board acts on this appeal; that it was necessary to institute proceedings in the City Planning Commission, as it is proposed to purchase a small triangular piece of land at the intersection of 236th street and Laurelton parkway, service road and it was necessary to remove that portion from the final map and it was necessary to request that 236th street, 235th street and part of 133rd road be closed; that the hearings have been had before the City Planning Commission and the reports are being awaited by the Board of Estimate before final action can be taken; that the project will be a rental housing project under Section 308 of the National Housing Act and will be limited by FHA requirements for overall time of construction.

Resolved, that the decisions of the borough superintendent acting on N. B. Application 6981 and 6982-48 and 6983 and 6984-48, Objections 2 and 7, be and hereby are *modified* and that the appeal be and it hereby is *granted* as to objection 2 in accordance with the recommendations of the committee; as to objection 7, that the appeal be and it hereby is *granted* under the powers vested in the Board under section 36 of the General City, in accordance with the recommendations of the committee; *withdrawn* as to objection 6 inasmuch as the streets are proposed to be removed from the city map; that in all other respect the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 77-49-BZ by resolution adopted this day. (Report of committee published in companion application 77-49-BZ).

88-49-A

APPLICANT—Charles W. Burke, for Board of Transportation, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—123-53 Willets Point boulevard, west side, 305 ft. south of Roosevelt avenue (ground floor); (Block 2018, part of lot 1000), Corona, Borough of Queens.

APPEARANCES—

For Applicant William H. Donald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (88-49-A)

WHEREAS, Charles W. Burke, Chief Engineer, Maintenance of Way, Board of Transportation, owner, filed February 4, 1949 an appeal from a decision of the borough superintendent, affecting premises 123-53 Willets Point boulevard (Flushing Meadow Park, 300 ft. south of Roosevelt avenue) (Block 2018, part of Lot 1000), Corona, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated December 30, 1948 as to Misc. Applic. 7579-48 reads:

"1. Capacity of each gasoline storage tank may not exceed 550 gallons—C19-69.0, Adm. Code."

and

WHEREAS, the applicant states that the premises consists of a plot 829 ft. by 315 ft. irregular in area, located in an unrestricted use A area class 1-1/2 height district, upon which it is proposed to erect a one and two-story building, 20 ft. in height, 572 ft. by 275 ft. irregular in area, of class

2 construction, to be used and occupied as follows: 1st floor—garage—100 persons; 2nd floor—office, wash room and locker rooms—50 persons; that the building is proposed to be equipped with a two-source sprinkler system, an interior fire alarm system; that regular monthly fire drills are proposed; that there will be three 4 ft. wide steel stairs, masonry enclosed, equipped with steel self-closing doors, extending from roof bulkhead direct to street, and three exterior stairs, proposed, one of which will extend to roof by stair and two by ladder, and one of which will extend to street by stair and the others to yard by stairs; and

WHEREAS, the applicant contends that due to the inadequacy of the fueling and garaging facilities of the North Shore Bus Company which the City took over April 1, 1947, it is proposed to construct a garage and fueling station on the premises as indicated on plans filed with this appeal; that the garage and service station will be constructed on the unused easterly end of the Board of Transportation's Corona railroad yard, the westerly end of which is now used for storage of rapid transit cars; that the railroad yard is located on fill and is in an isolated position; that the nearest buildings other than the Board's building are at least 200 ft. away; that this is the only piece of property in the heart of Flushing that would serve the purpose proposed; that the foundations for the new garage building and its underground reinforced concrete platform for the support of gasoline and fuel oil have been completed; that due to soil conditions the reinforced concrete platforms and foundations are supported on concrete piles 90 to 100 ft. in length; that application was made to the borough superintendent to permit the installation of eight 5000 gallon capacity gasoline and Diesel oil storage tanks and four 550 gallon capacity lubricating oil tanks, enough for a four day supply; that the proposed installation shows eight 5,000 gallon and four 550 gallon lubricating oil tanks encased in concrete as specified in the Administrative Code and supported on a reinforced concrete platform which in turn is supported on concrete piles 90 to 100 ft. in length; that this was done due to the uncertainty of the soil bearing capacity at this location and as the ground water condition is such that the encased tanks will be in at least 5 ft of water at all times; and

WHEREAS, the applicant filed revised plans to carry on the requirements which the Board deemed desirable and necessary for storage of the quantity of gasoline as proposed; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Misc. Applic. 7579-48, objection 1, *on condition* that the proposed storage of gasoline and lubricating oil shall be in tanks as proposed in letter requesting amendment of the application, marked "Received June 2, 1949", referring to enclosed drawings MS 752ST and that such tanks shall be installed and maintained substantially as proposed thereon, subject to further consideration by the Board as to additional drawings to be filed before June 21, 1949, showing the ventilating system and electric control of fan and dispensing pumps and also the tank gauge as required by the Oil Burner Rules.

122-49-A

APPLICANT—John F. Fitzsimons, for Herman Furrer and Dagny Furrer, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens (under section 35 of General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

MINUTES

APPEARANCES—

For Applicant: John F. Fitzsimons and Herman Furrer.

For Opposition: Helen Firth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (122-49-A)

WHEREAS, John F. Fitzsimons for Herman and Dagny Furrer, owners, filed February 21, 1949 an application pursuant to section 35 of the General City Law, to permit the use of property extending partly in the bed of a mapped street widening (Metropolitan avenue) affecting premises 96-16 and 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated February 3, 1949 as to Alt. Applic. 95-49 reads:

"2. The use of the property extending partly in the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building is one story, 13 ft. in height, 49 ft. 4 in. by 24 ft. in area, of class 3 construction, located on a plot 100 ft. by 94 ft. in area, in a business use A area class 1 height district, and used and occupied since 1936 as a gasoline service station, office, lubritorium, motor vehicle repair shop, automobile laundry, parking and storage of more than five motor vehicles; proposed to be extended to 60 ft. by 100 ft. in area, one story in height, and used and occupied as a gasoline service station, office, lubritorium, motor vehicle repair shop, automobile laundry, automobile showroom, storeroom and for the storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the structures on the premises were erected in 1936 under N. B. 4225; that it is proposed to extend the existing building, no part of which extension will be within the bed of Metropolitan avenue as laid out on the final city map; that the proposed widening of Metropolitan avenue will take the northerly 28 ft. of the premises; that the city has not taken title to this 28 ft., nor is there any proceeding pending for its acquisition; that there is no new construction proposed for the bed of the mapped street widening and no claim will be made against the city in the event of its taking title to such portion other than for the cost of the improvement presently existing within that portion of the plot lying within the lines of the mapped widening; and

WHEREAS, the Board is in receipt of a communication from the office of the President of the Borough of Queens, dated May 6, 1949, stating that the Final Map adopted by the Board of Estimate and Apportionment on May 4, 1911 shows Metropolitan avenue at a proposed width of 100 ft.; that the street, however, is not physically improved for its full mapped width; that the Final Map indicates a widening of 11 ft. more or less on the northerly side; that there is no proceeding now pending nor has there been a proceeding instituted to acquire title to the proposed widening.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 95-49, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the board under section 35 of the General City Law, to permit the portion of the premises within the proposed widening of Metropolitan avenue to be occupied as proposed and in accordance with the resolution adopted this day under Cal. No. 121-49-BZ *on condition* that in the event a portion of the premises are taken for such proposed street widening, the fair value of the land and of the equipment now installed thereon within the proposed taking shall be as determined by the court.

MATERIALS & APPLIANCES SUBMITTED FOR APPROVAL

454-41-SM

APPLICANT—Samuel Cohen, for Superior Fireproof Door and Sash Co., Inc., owner.

SUBJECT—Superior One Hour Hollow Steel Fire Door (reopened March 29 1949—re Amendment of resolution of July 14, 1942 as to modification of construction).

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (454-41-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 19, 1949.

Re: Cal. 454-41-SM

Subject: Amendment of Resolution of July 14, 1942 as to modification of construction of Superior One Hour Hollow Steel Fire Door.

The Board of Standards and Appeals on July 14, 1942 approved the Superior One Hour Hollow Steel Fire Door, the panels constructed of #18 gauge steel insulated by not less than 3.8" asbestos board. The stiles and rails are fitted over panels moulding with grooved inside edges of the stiles and rails engaging the outer flange of the panel moulding and fastened with #6 Parker Screws located 12 inches up from bottom rail and 12 inches down from top rail and not over 18 inches on center. The application was reopened by vote of the Board March 29, 1949. It is now proposed to use #23 gauge metal for the panel covering, omitting the Parker screws, and using instead continuous interlocking #24 gauge channels are welded at ends, and using #16 gauge reinforcing channels at top and bottom with $\frac{1}{8}$ " clearance for vents instead of vent holes. The construction of the door in all other respects to be as specified in resolution of July 14, 1942.

Inspection

The door as now proposed to be constructed was inspected at the plant of the Superior Fireproof Door Co., at Scranton, Penn., on April 1, 1949. It was found to be constructed as proposed and to comply substantially with the requirements of the resolution. Present at the inspection were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, Samuel Cohen and David Schaeffer representing the Superior Fireproof Door and Sash Co.

Recommendation

On the basis of this inspection and the data submitted by the applicant the Committee on Test recommends the amendment of the resolution on July 14, 1942 and the substitution of the construction as herein proposed in lieu of part of the construction specified in the resolution of July 14 1942, provided however that in all other respects the materials, assembly and labelling shall comply with the approval of July 14, 1942.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 14, 1942, in accordance with the above report.

MINUTES

591-48-SM

APPLICANT—Smith and Kanzler Co., owner.

SUBJECT—SK Insulrock Fire-Resistive Insulating Building Board, approval of.

APPEARANCES—

For Applicant: Y. Diener and Leo Greenspan.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (591-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 12, 1949

Re: Cal. 591-48-SM

Subject: SK Insulrock Fire-Resistive Building Board, approval of

Smith and Kanzler Company, Linden, New Jersey, filed June 21, 1948, an application with the Board of Standards and Appeals for approval of the material known as SK Insulrock Fire-Resistive Building Board under the provisions of C26-178.0 and C26-538.0.b, Administrative Building Code.

Purpose

This material is to be used as exterior sheathing on wood frame construction.

Description

The material is an exterior sheathing made up of wood fibre (poplar as supplied by the American Excelsior Company) which is impregnated by a chemical solution containing calcium chloride and then Portland cement is added.

The process of manufacture is as follows: The wood fibres are first shredded and carried by conveyors through a spray containing the chemical and the chemically treated fibres are then conveyed to a mixing machine where approved Portland cement is added. The mix is 100 lbs. cement to 40 lbs. of fibre. The mix is then conveyed into a felting chamber where it is compressed into a thickness of 0.782 (25/32"). The material is then stacked and left for 48 hours, the boards being held in thickness by means of turn-buckles. After the 48 hours the material is stripped from the form and allowed to air dry for 28 days. The size of the individual plank is 32 inches wide by 96 inches long by 25/32 inches thick.

Inspection and Test

The plant of the applicant, located at East Linden Avenue, Linden, New Jersey, was inspected by Commissioner E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Messrs. M. Leiff and R. Leiff, representing the applicant, on April 13, 1949.

Racking tests were conducted at Manhattan College April 27, 1949. Present at the test were J. A. Darts, Engineering Division, Committee on Test. Flame tests were conducted at Columbia University May 2, 1949. Present at the test was J. A. Darts, Engineering Division, Committee on Test.

Two racking tests were run as follows:

Tests #1 was run on a 2" x 4" unbraced frame with sheathing applied vertically.

Tests #2 was run on a 2" x 4" braced frame with sheathing applied horizontally.

The 8' x 8' wood frame was constructed of commercial #1 fir studding. The frame consisted of a sill of two 2" x 4" — 8' 0" long; a cap consisting of two 2" x 4" — 8' 0" long, and seven 2" x 4" studs—16" c.c. (end spacing 15").

The studs were nailed to the sill and plate with four galvanized 10 d wire nails toed in at each end of each stud.

The braced frame was of similar construction except that a 2" x 4" corner brace was installed at a 60 deg. angle run-

ning from the upper corner of the frame to the base of the middle stud of the frame. The studs which were cut to accommodate the brace were nailed to the brace with 10 d nails on each side of the brace.

Application of board to the frame—

Panel 1. The boards were applied to the unbraced frame with the joints between the boards vertical. They were secured to the studs with 1 3/4" galvanized roofing nails spaced 6" c-c along the edges of the board. The edges of the board were secured to the cap and sill with 1 3/4" galvanized roofing nails spaced 4" c-c.

Panel 2. The boards were applied to the braced frame with the joints between the board horizontal. The middle board was cut in half to simulate the condition of staggered vertical joints. All boards were secured by 1 3/4" galvanized roofing nails spaced 4" c-c.

Method of Test

Each test frame was placed on the steel bed of the testing apparatus. A horizontal thrust was applied at the upper corner in the direction of the length of the frame by two 6" diameter compressed air cylinders. A steel angle bolted to the base of the testing apparatus at its far end prevented any movement of the sill.

A 200 lb. air gauge, cross-connected to the two 6" cylinders was used to measure the thrust. Each pound of air pressure represented 56.56 lbs. of thrust against the frame. The horizontal movement of the frame plate with respect to the sill was measured by a scale, reading to hundreds of an inch, attached to the far end of the frame, and displacement being read by a transit set 30 ft. away.

Result of Test

Panel 1. The load was applied in increments of approximately 600 lbs. and the displacement in inches was read. The ultimate load was 4900 lbs. at which time the frame was permanently deflected 2 in. The studs were in good condition with the nails in them slightly pulled. The Insulrock Board was in good condition except that the nails in the interior joints had crushed through the edges of the board. Vertical joints had shifted 1 1/2 in.

Panel 2. The loading was applied in increments of approximately 600 lbs. and reached 9800 lbs. (maximum capacity of testing apparatus). At the conclusion of the test the displacement was 2.14 in. On removal of the thrust load a permanent deflection of 0.6" was noted. The horizontal joints had shifted 1/2 in. All nails securing the board to the frame were intact and the Insulrock sheathing was essentially intact.

The material was subjected to a flame test at Columbia University May 2, 1949 in the presence of J. A. Darts, Engineering Division, Committee on Test and Mr. M. Lieff, representing the applicant. The test was conducted in accordance with Federal Specifications SS-A-118, Section F-2C-1 which covers incombustibles and fire retardant materials. The complete report (Columbia University, Research Laboratory, Report No. 2613, dated May 2, 1949) is on file and is part of the record.

The result of the test was as follows:

All material was essentially intact at the end of the test. At no time was there any flaming of the panel, nor did the glow progress beyond the fire exposed area. Final surface glow persisted for 45 seconds after removal of the exposure flame. An examination of the panel after removal from the exposure flame showed as follows: severely charred and burned through to asbestos backing over area of a 4 in. diameter circle.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of SK Insulrock Fire Resistive Building Board, as manufactured by the Smith and Kanzler Company, Linden, New Jersey, under the provisions of C26-538.0.b (8.7.2.3.b) for use in Class 4 construction as defined in

MINUTES

C26-242.0 (3.2.4) when applied as provided therein and subject to additional requirements as follows:

In addition to the requirement for nailing as specified in the aforementioned section, no nail shall be spaced closer than $\frac{3}{8}$ " from the edges and ends of the sheathing board and care shall be observed in the driving of nails so as not to fracture the Board.

Supplemental bracing of the frame work of the wood frame structure, where this material is used, shall be provided by means of let-in diagonal braces 1" x 4" sound and free from knots, at all external corners in the outside face of the studs at approximately 45 deg. or supplemental bracing may be by a series of 2" x 4" struts diagonally cut and placed between the studs at an angle of 45 deg. with the horizontal, and extending from sill to plate where ever possible. All braces shall be securely nailed to each stud and to sill and plate. When openings occur near the corners 1" x 4" let-in knee braces in the face of the studs installed above and below the openings at approximately 45 deg. extending across not less than 3 studs shall be provided. The placing of studs, wherever this material is used shall not less than 16" and all vertical joints shall be staggered; wherever possible full length and width sheathing boards shall be used. Short filler pieces, when used, shall be applied only in the middle of the wall and when used over doorways and over and under windows or other openings, additional vertical and horizontal 2" x 4" shall be provided so as to afford supplemental nailing basis along all edges of the board so used. The use of this board shall be limited to not closer than 12" above surrounding grade.

All SK Insulrock Fire Resistive Building Board shall be covered with approved saturated asphalt felt with a lap of not less than 4" and with at least a 4" lap on the water resisting material around openings. All exterior openings shall have protection of approved asphalt felt provided behind exterior trim. The exterior of the wall shall be kept uncovered to permit inspection for proper application and soundness of the sheathing and the saturated asphalt surfacing. The surfacing to be used over this material shall be limited to wood siding, shingles (wood or asphalt) brick veneer or Portland cement stucco and in no case shall this material be used as sheathing in other than Class 4 construction not more than 2½ stories in height.

It is further recommended that each bundle, package or container of this board shall be marked, stamped or labelled, reading as follows: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 591-48-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

716-48-SA

APPLICANT—The Supervend Corporation, owner.

SUBJECT—Supervend 3-Flavor Beverage Cup Vending Machine, approval of.

APPEARANCES—

For Applicant: Irving Rodner, Ralph M. Sigman and B. Robert Rodner.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (716-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 24, 1949

Re: Cal. 716-48-SA

Subject: Supervend 3 Flavor Beverage Cup Vending Machine, approval of.

The Supervend Corp. of Dallas Texas, filed July 21, 1948 an application with the Board of Standards and Appeals for approval of the Supervend 3 Flavor Beverage Cup Vending Machine under the provisions of C26-178.o.b and Chapter 19 Article 18 (Fire Prevention Code—Refrigerating Systems) and the Rules relative to submerged inlets and protective methods to be applied to prevent contamination of water supply adopted under Cal. 835-38-SR.

Description

This appliance is designed to dispense a carbonated and refrigerated drink in any one of three flavors. It incorporates a compression type refrigeration system operating on a $\frac{1}{3}$ H.P. Motor containing 2 lbs. of Freon 12 as the refrigerant; a carbonating system; the water system, the syrup drums and all necessary piping all housed in a 12 gauge metal cabinet.

The entire unit, housed in the cabinet is mounted on heavy duty casters and has a base area of 5.8 sq. ft. and weighs, unloaded, approximately 500 lbs. The machine is electrically connected by a 3 way plug and 6 feet of cable running from the machine to a wall receptacle.

The 3 syrup drums are of stainless steel and have a total capacity of 10 gallons. One drum of 4 gallon capacity and 2 drums of 3 gallon capacity each. Each drum has a large opening for quick cleaning and filling. The lids of the drums are quick closing with a positive seal.

The syrups are kept under constant CO₂ pressure and all lines connecting the CO₂ drum and the syrup drums and the lines connecting the syrup drums and the syrup coils are equipped with snap action connectors and automatic check valves.

The CO₂ is supplied from a 20 pound capacity I.C.C. cylinder which is located on the right side of the cabinet.

The water enters through a low pressure gage, set at 30 p.s.i. and thence into the fresh water coil. Prior to entering the coil, the water passes through an approved vacuum breaker (B-T Company-Ormax approved under Cal. #156-44-SM). After passing through the fresh water coil the water then enters the carbonator. The connection to the city water is by means of $\frac{3}{8}$ " flexible copper tubing. The carbonator and cooler are combined and have a capacity of 15 gallons per hour. The carbonator and cooler are thermostatically controlled for constant temperature which is designed for 35°F. plus or minus 1°F. A solenoid device, which upon being deenergized in event of power failure automatically shuts the CO₂ and syrup valve is provided, thereby preventing flow of syrup and CO₂.

On the face of the cabinet is located the selector valve. This valve contains three inlets for syrup and one inlet for carbonated water. The desired syrup and carbonated water are conveyed through separate tubes, the drink being mixed at the point of discharge and in the cup. The cabinet rests solidly on the floor on adjustable legs which also level the machine.

Inspection and Test

The device was inspected and tested on October 26, 1948, at 1741 Park Avenue, New York City. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test, and Messrs. R. Sigmund and I. Rodner, representing the applicant. The device functioned as designed.

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval of

MINUTES

the Supervend 3-Flavor Beverage Cup Vendor, manufactured by the Supervend Corp. for use in New York City under the provisions of C19-96 of the Administrative Code and the instructions of the Fire Commissioner to Inspectors, amended May 20, 1946, provided the electrical installation complies with the requirements of the Department of Water Supply, Gas and Electricity and that each unit installed bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 716-48-SA," and provided further that each unit be serviced at least once a year and a record card of inspections be affixed to each unit, showing such dates of inspection and the names of the inspectors.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1000-48-SM

APPLICANT—Alloy Tile Corporation, owner.

SUBJECT—Altico Aluminum Wall Tile, approval of.

APPEARANCES—

For Applicant: J. L. Young.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1000-48-SM)

WHEREAS, the report of the Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 1000-48-SM

Subject: Altico Aluminum Wall Tile, Duro-Shell Tile, Alleghany Tile, Approval of.

Alloy Tile Corporation of Belleville, New Jersey, filed November 29, 1948, an application with the Board of Standards and Appeals for approval of Altico Aluminum Wall Tile, Duro-Shell and Alleghany Tile under the provisions of C26-178.0.b of the Administrative Building Code.

Purpose

Purpose of this material is for use as an interior wall and ceiling covering.

Description

These tiles are of stamped Aluminum Alloy, .021 inch thick run through a caustic bath and degreased; then through a neutralizer bath and treated to receive a synthetic enamel which is baked on. The standard tile size is $4\frac{1}{4}$ inches by $4\frac{1}{4}$ inches. The material is also made in trim sizes $2\frac{1}{8}$ inches by $4\frac{1}{4}$ inches, $\frac{3}{4}$ inches by $8\frac{1}{2}$ inches, cove base $4\frac{1}{4}$ inches by $4\frac{1}{4}$ inches, 6 x 6 tile and 12 inches by 1 inch by 1 inch corner bead. In preparing a wall for these tiles, a coat of shellac should be applied. After the walls are shellacked, a putty-like cement made by Pecora of Philadelphia with an oil base and waterproof is applied to the wall and the tiles pressed into place. Holes are cut for installation of pipes.

Inspection and Test

These tiles were inspected and tested at the plant of the applicant at Belleville, New Jersey. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie

V. Huber of the Committee, and Alfred Bippus, D. E. Rooney and J. L. Young representing the applicant. A partition of hollow gypsum blocks had been erected and the tiles were fastened with adhesive to this partition attaining a strong hold. Further investigation of these tiles were made at the office of the Board. Present were Commissioner C. M. Blum, Chief Engineer L. V. Huber and J. A. Darts of the Committee on Test.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Altico Aluminum Wall Tile, also known as Duro-Shell Tile and Alleghany Tile for use in Class 3, 4, 5 and 6 construction and in Class 1 and 2 construction when backed by incombustible material and when installed in accordance with this report. The Committee further recommends that where openings are required for pipes, the holes cut shall be reamed out and that each box or carton of the tile shall bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City, under Cal. 1000-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

158-49-SM

APPLICANT—Modesto Callejo, for Bidoro Mfg. Co., owner (Modesto Callejo, sole owner of company).

SUBJECT—Bidoro Backflow Preventer (Vacuum Breaker), Model E, approval of.

APPEARANCES—

For Applicant: Modesto Callejo.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (158-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 5, 1949

Re: Cal. 158-49-SM

Subject: Bidoro Backflow Preventer (Vacuum Breaker) Model E, approval of.

The Bidoro Mfg. Co., owner filed February 4, 1949 an application with the Board of Standards and Appeals for approval of the Bidoro Backflow Preventer, (Vacuum Breaker) Model E under the provisions of C26-1277.0 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals. The purpose of this material is to act as a vacuum breaker on water supply line.

Description

The device consists of a casing and an operating portion. The head of the casing contains the air inlet, and the body is threaded to connect as an elbow in the water supply piping. The operating portion comprises two telescopically fitted parts, the piston and the plunger. The top of the piston carries an elastic closure washer; the plunger acts both as a guide for the piston and as a check valve, sliding vertically in peripheral guides cast integral with the body. The moving parts operate independently, are self-lubricated

MINUTES

by the flowing water and are entirely gravity actuated in their backflow preventive action. The material of valves is of bronze and the washer is silastic.

The principle and cycles of operation are as follows:

While the water supply is shut off on the inlet side, both the plunger and the piston are in the DOWN or non-operating position, that is, the plunger is on its seat sealing the water inlet, and the piston is resting on the plunger, thus keeping the air inlet open. When the water is turned on, the piston rises immediately, the elastic washer sealing the air inlet by hydrostatic pressure against the air inlet seat ring (top). At the same time the plunger rises to form the flow orifice, permitting the water to enter through the supply inlet (bottom), whence it flows up and around the plunger and out through the outlet (side). The plunger and piston are now both in the UP or operating position. Under unbalanced pressure conditions, such as when the flow on the inlet side is shut off or reversed—as happens when a partial vacuum (negative pressure) or a pressure drop develops in the supply piping—the plunger instantly drops to the lower seat, sealing the water inlet and acting as a check against any backflow from the outlet piping. The piston drops at the same time, thus admitting air and breaking any vacuum that may possibly exist. Thus dual backflow preventive action is positive and instantaneous.

On intermittent operation of the fixture control valve, that is, where the flow is shut off only on the outlet side of the backflow preventer, the inlet side being under pressure, the plunger will drop by gravity to the lower seat, while the piston remains under hydrostatic pressure and keeps the air inlet sealed to prevent leakage. Under this non-operating, non-backflow condition, the piston is in the UP and the plunger in the DOWN position. On opening the fixture control valve, the plunger rises and both parts are again in the UP or operating position.

This movement of the plunger on all operations provides a self-cleaning assembly which prevents the growth of lime or other deposits on the contact surfaces and insures trouble-free and efficient service. This is further enhanced by the fact that, with the exception of the air inlet seat ring, the entire interior surface of the backflow preventer is continuously flushed during operation. The composition air inlet seat ring and elastic washer combination is equally good for cold or hot water use and will not vulcanize or "freeze" under usual service conditions regardless of whether the backflow preventer is installed on the pressure or outlet side of the water control valve.

The Model E differs from the previously approved models (D, D-1) See Cal. No. 270-38-SA Vol. 1 and 11 as follows:

1. Top of body made removable to facilitate replacement of closure washers. The original models require the installation of unions or flanges, and complete disconnection from the line when servicing is necessary.

2. Plunger designed with radial fins to obtain better flow and to reduce friction loss. The new plunger has a smaller guide contact area than the original type and shows better performance. There is also an alternative type plunger of inverted hollow design.

3. Optional air inlet composition seat ring.

The new Model E introduces no functional changes. The purpose of the new design is to improve servicing facility and performance, and to provide greater backflow preventive safety.

The range of sizes are 1/2-, 3/4-, 1-, 1 1/4-, 1 1/2-, 2-, 2 1/2-, 3-, and 4-".

Inspection and Test

This device was inspected and tested at the plant of the applicant 929 Tinton Avenue, Bronx, and operated as designed. The various sizes were subjected to hydraulic pressure and vacuum, similar to that used in testing other models and sizes of this device. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Modesto Callejo representing the applicant.

Recommendation

On the basis of the foregoing data the Committee on Test

recommends the approval of the Bidoro Backflow Preventer (Vacuum Breaker) Model E in sizes 1/2, 3/4-, 1-, 1 1/4-, 1 1/2-, 2, 2 1/2-, 3 and 4 inch for use in New York City when manufactured and installed in accordance with this report in condition that the material shall be marked with a die or stamp bearing the following inscriptions, within a circle around the periphery, at the top the word, "APPROVED" along the bottom "BOARD OF STANDARDS AND APPEALS" in the center two lines the top line reading "N.Y.C.," bottom line "158-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

160-49-SM

APPLICANT—Flexible Connector Company of America, owner.

SUBJECT—Long Flex Gas Stove Connector, approval of. APPEARANCES—

For Applicant: Earl Longfellow.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (160-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 22, 1949

Re: Cal. 160-49-SM

Subject: Long-Flex Gas Stove Connector, approval of.

The Flexible Connector Company of America of New York City filed March 2, 1949 an application with the Board of Standards and Appeals for approval of the Long-Flex Gas Stove Connector under the provision of C26-178.0 and sub. art. 13 of Art. 15 of Title C of the Administrative Building Code.

Description

The Long-Flex gas stove connector is made from 7/8" O.D. X 0.016" new Admiralty brass tubing. The tube is processed into a corrugated flexible metal hose of 7/8" O.D. by 1/2" I.D.

The hose now weighing approximately 1/4 pound per foot is annealed in an atmosphere controlled furnace at 1200° for 15 minutes to obtain a very soft tube that would pass the A.G.A. physical tests. The tubing is bright annealed and pickled for good color and surface.

The fittings are made from new free machining 1-3/16" hex stock, brass. The 3/4" iron pipe thread end has a minimum of 7 threads. The straight thread of the plug end is 1/16" x 20 with a minimum of 7 threads and the base is chamfered so as to allow the ring welded onto the end to be peened over this chamfer to give a union with a double seal.

The ring welded to the end of the hose is of straight copper so it may conform with the brass union to give a gas tight union on both ends of the hose.

Standard lengths of the Connector range from 18" to 60".

Every hose has its fittings tightened and then pressure tested by air under water.

MINUTES

Inspection and Test

This device was inspected and tested at the Board and was subjected to binding and pressure tests. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Earl Longfellow representing the applicant. The appliance successfully withstood these tests. The appliance has been approved by the American Gas Association Inc. Certificate No. J-18.011 dated October 29, 1948.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Long-Flex Gas Stove Connector for use in New York City when manufactured in accordance with this report and installed in accordance with the requirements of sub-art. 13 of Art. 15 of Title C of the Administrative Building Code provided the device bear a label or stamp reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 160-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 7, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS.

227-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—David Jacobson.

LESSEE OF PREMISES—Sterling Box & Lumber Co.

SUBJECT—Revocation of Certificate of Occupancy 116040-46, re Permit 7359-21.

PREMISES AFFECTED—465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue, (Block 1167, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes and Louis Rabino-witz.

For Owner: Alex L. Saret and David Jacobson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Decision of the Board of June 15, 1948. reaffirmed.

THE VOTE TO REAFFIRM DECISION OF THE BOARD OF JUNE 15, 1948—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (227-48-A)

WHEREAS, this application for revocation of C.O. 116040 issued December 6, 1946 affecting premises 465 Sterling

place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn was granted by the Board June 15, 1948; and

WHEREAS, this appeal was remanded to the Board by the Court for taking additional testimony, in accordance with the decision of Mr. Justice Powers at Supreme Court, Special Term, as follows:

"In re Jacobson (Murdock)—Motion for a final order vacating the order of certiorari dismissing the petition and affirming and sustaining the determination of the Board of Standards and Appeals denied. Other than the blanket statements made by a representative of the Borough Superintendent, Department of Housing and Buildings, at the hearing, no proof was adduced that the certificate of occupancy signed by the borough superintendent was illegally issued. The record being incomplete in this respect, the court cannot pass upon the propriety of the Board's determination. Under these circumstances, the matter is remitted to the board with directions to hold further hearings to determine whether the certificate of occupancy was illegally issued." (From N.Y.L.J. Feb. 24, 1949, page 694).

and

WHEREAS, additional testimony was taken at hearings of the Board held on June 1st and June 7th, 1949: and

WHEREAS, the Board deemed that the action taken on June 15, 1948, revoking Certificate of Occupancy No. 116040-46 should be affirmed.

Resolved, that the decision of the Board of Standards and Appeals, dated June 15, 1948, revoking Certificate of Occupancy No. 116040-46, as being improperly issued against N.B. Application 7359-21, be and it hereby is *affirmed*.

145-49-A

APPLICANT—Peter D. Dunhart, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—535 West 159th street north side, 300 ft. west of Amsterdam avenue (1st floor); (Block 2118, Lot 52) Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (145-49-A)

WHEREAS, Peter D. Dunhart, owner, filed February 25, 1949, an appeal from a decision of the borough superintendent, affecting premises 535 West 159th street, north side, 300 ft. west of Amsterdam avenue (Block 2118, Lot 52), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1949, as to Alt. Applic. 91/49, reads:

"1. The use of a frame building over 1 story in height and occupying more than 600 sq. ft. for public use is contrary to sect. 4.2.1 B.C."

and

WHEREAS, the applicant states that the building in question is three stories, 40 ft. in height, 25 by 40 ft. in area, Class 4 construction, erected in 1891 at the front of a lot 75 ft. by 99.11 ft. in area, in a residence use, B area, Class 1½ height district; used and occupied since 1947: Cellar, storage; 1st floor, private storage for apartments; 2nd floor, apartments one family; 3d floor, same; proposed to be used and occupied: Cellar, same; 1st floor—meeting room for various clubs and religious purposes, 50 persons; 2nd floor, apartment, 1 family; 3rd floor, apartment, 1 family; that the building is provided with one 3 ft. wide wood stairs, enclosed with portland cement plaster on metal lath, equipped

MINUTES

with wood doors which are not self-closing; that stairhall leads directly to street and is provided with ladder and scuttle to the roof; that there is one fire escape existing on the east side extending to street by ladder and to yard by ladder with egress to street through side yard; that windows and doors on the course of fire escape are fire-proof, not self-closing; and

WHEREAS, the applicant contends that permission is requested to use the premises temporarily and if possible, permanently as a church; that the building is ideal and ideally located for that purpose and is fireproofed with asbestos imitation brick on outside and has a fire-escape; that until such time has arrived that a building may be erected to comply with all rules and regulations, it is requested that the premises may be continued in use for children and adults for temporary periods; and

WHEREAS, Certificate of Occupancy 33656 issued February 4, 1948 on Alt. 2314/46 permits the present use and occupancy; and

WHEREAS, under Cal. 1077-22-BZ an application was made for a variation of the zoning resolution to permit the use of four garages on the ground floor of this building, such garages not being accessory to the residential use on the premises, and such application was dismissed for lack of prosecution December 26, 1922; that plans accompanying the application indicated a row of one-story single car garages at the rear of the lot; and

WHEREAS, plans filed with this appeal indicate six 1-car garages across the rear of the lot and a building used as a repair shop; these garage buildings apparantly were erected in 1915 and the repair shop in 1916 under approved plans (See N. B. Applic. 290/15 and Alt. Applic. 1870/16); and

WHEREAS, the garage spaces formerly existing without permit in the first floor have been removed and the first floor is now arranged for church occupancy as proposed; and

WHEREAS, the premises and surrounding areas were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 91-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two (2) years *on condition* that the building shall not be increased in height or area and shall be used only for the purpose as proposed; that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that the exits shall be maintained as indicated on plans filed with this application marked "Received February 25, 1949," 1 sheet; that the existing garages in the rear of the lot shall be maintained in accordance with the requirements therefor; that such portable fire fighting appliances shall be maintained as the fire commissioner shall require.

190-49-A

APPLICANT—Lawrence M. Rothman, for Masonry Maintenance Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—262 East 162nd street, south side, 87 ft. west of Morris avenue (1st and 2nd floors); (Block 2444, part of Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: William Cammerata.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (190-49-A)

WHEREAS, Lawrence M. Rothman for Masonry Maintenance Co., owner, filed March 15, 1949 an appeal from a

decision of the borough superintendent, affecting premises 262 East 162nd street, south side, 87 ft. west of Morris avenue (Block 2444, part of Lot 46), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated February 16, 1949 as to Alt. Applic. 100-49 reads:

"2. The proposed extension of a frame building for Commerical purposes is contrary to Section 4.2.1." and

WHEREAS, the applicant states that the building is two stories in height, 17 ft. 10 in. by 53 ft. in area at 1st floor, 17 ft. 10 in. by 38 ft. in area at typical floor, of class 3 and class 4 construction, located on a lot 18 ft. by 55 ft. 6 in. in area in an unrestricted use B area class 1¼ height district, used and occupied as a one car garage on the 1st floor and vacant on the 2nd floor; proposed to be used and occupied: 1st floor—two car garage; 2nd floor—miscellaneous storage—no persons; and

WHEREAS, the applicant states that there are no records in the Department of Housing and Buildings of the erection of the building; that the applicant has been advised and inspection bears out that the building was originally used as a stable and hay loft; that an affidavit filed with the Department of Housing and Buildings states that the premises were used for garage as early as 1914; that it is now proposed to alter the building by filling in between the exterior studs with 8 in. cinder concrete blocks on the 1st and 2nd floors, to extend the 1st floor at the front, with class 3 construction to cover the ceiling of 1st floor with wire lath and two coats of cement plaster, and to use and occupy the building as follows: 1st floor—storage of two cars or small trucks; 2nd floor—storage of tools, such as shovels, picks, trowels, etc.; and

WHEREAS, the applicant contends that the building is in an unrestricted use district and the total area after extension will be approximately 950 sq. ft. and it is therefore requested that the Board modify the decision of the borough superintendent and permit the alteration and extension of the building as proposed; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 100-49, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the proposed extension on the front of the lot now shown as Lot 44, Block 2444 substantially as proposed and as indicated on revised plans marked "Received June 3, 1949," 2 sheets, *on condition* that the existing wood frame former stable shall not be occupied as to the second story and shall be completely removed and the building lawfully extended one story in height within two (2) years and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

275-49-A

APPLICANT—Paul Friedman, for Richard Scheuer and Gerta Friedlander, co-partners, d/b/a Lafayette Gardens Nursing Home Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 151 ft. north of Gates avenue (Block 1961, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Richard Scheuer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (275-49-A)

WHEREAS, Paul Friedman for Richard Scheuer and Gerta Friedlander, owners, d/b/a Lafayette Gardens Nursing Home Co., filed April 5, 1949 an appeal from a decision of the borough superintendent, affecting premises 447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 151 ft. north of Gates avenue (Block 1961, Lot 8), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 30, 1949 as to Alt. Applic. 820-49 reads:

"1. Proposed change of use to a convalescent Home of a class 3 structure exceeding 20 ft. height violates Sec. C26-254.0 Admin. Code.

"2. Existing stairs and proposed alteration thereto violates Sec. C26-292.0.

"a. Combustible materials less than 44 in. width, over 8 ft. rise between landings, less than 3 hr. fire test enclosure, winders present, no extension to roof and swing of doors inwardly from stairhall.

"3. Present basement ceiling violates Sec. 10.11 Bldg. Code."

and
WHEREAS, the applicant states that the building is 3 stories, 45 ft. 6 in. in height, 38 ft. 6 in. by 58 ft. 6 in. in area, of class 3 construction, on a lot 50 ft. 1/2 in. by 180 ft. in area, in a business and residence use B area class 1 1/2 height district, erected prior to 1899, used and occupied since its erection as a one family dwelling except for the building at the rear which is used and occupied as a garage on the 1st floor and living room on the 2nd floor, and which it is now proposed to leave unoccupied; that the front building on Clinton avenue will be used and occupied after alteration as follows: basement, boiler room, office, kitchen, laundry and storeroom, 5 persons; 1st floor, lounge and three bedrooms, 15 persons; 2nd floor, five bedrooms, 20 persons; 3rd floor, five bedrooms, 20 persons (convalescent home); that the building is provided with two interior wood stairs, unenclosed, 3 ft. and 2 ft. in width respectively, proposed to be enclosed in masonry and fire-retarded partitions, equipped with one hour self-closing fireproof doors, and leading direct to street, provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the plot extends through from Clinton avenue to Waverly avenue; that the front building on Clinton avenue was erected in 1899 and the rear building consisting of two story building of class 3 construction having a frontage of 40 ft. and a depth of 30 ft. has a C.O. No. 2726 issued March 24, 1922 for a garage and living room; that it is proposed to change the use of the front building on Clinton avenue; that number of patients to be accommodated will be 10 on the 1st, 18 on the 2nd and 18 on the 3rd floor; that alterations proposed are as follows: enclosure of the present 3 ft. stair and the present 2 ft. 6 in. stair with partitions fire-retarded on the stairhall side, equipped with self-closing one hour test doors; that the balance of the enclosures will be of masonry; that one source sprinklerheads will be provided in the basement areas devoted to kitchen, laundry and store room; that an approved interior fire alarm system will be installed; to enclose the boiler room with gypsum block partitions, equipped with one hour test self-closing door and to fire retard the boiler room ceiling with 3/4 in. portland cement plaster and wire lath; that it is proposed to cut openings in partitions on the 2nd and 3rd floors to permit access from all rooms to either stairhall without traversing the other stairhall; that the small building at the rear will remain unoccupied for the present; that the proposed conditions provide adequate safeguards for the protection of the small number of occupants; that in lieu of the required 4 ft. 6 in. stairway, two stairways are provided both independent of each other and separated from each other by a masonry brick wall and both enclosed by fire-retarded partitions, equipped with self-closing one hour test doors; that each stairway will be available to every room on each floor independently of the

other stairway; that possible danger spots in the basement will be sprinklered and the boiler room will be enclosed with gypsum block partitions, equipped with one hour fire test self-closing door and the boiler room ceiling will be fire-retarded; that an approved interior fire alarm system will be maintained and a non-coin telephone will be maintained on the premises; that it is therefore requested that this appeal be granted subject to any conditions the Board may deem appropriate.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 820-49, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objection 1, *on condition* that the building shall not be increased in height or area; as to Objection 2, that the stair hall shall be fire retarded and the doors entering the stair hall shall be self-closing one hour test doors; that there shall be a one source sprinkler system in the basement area occupied as kitchen, laundry and storeroom; that an interior fire alarm system shall be installed, all as proposed and as indicated on plans filed with this appeal showing existing and proposed conditions marked "Received April 5, 1949" 13 sheets; as to Objections 3, that the cellar boiler room ceiling shall be fire retarded as proposed; that all other changes shall be made as proposed, designed to render the building reasonably safe for the occupancy and number of patients on the several floors as proposed; that the occupancy may be as proposed, as a nursing home; that the building shall be under the supervision of a registered nurse and it shall be maintained under approval issued by the Department of Hospitals; that the building on the rear of the lot shall be left unused; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in connection with the interior fire alarm system, there shall be a non-coin telephone maintained on the premises and that the telephone number of the nearest fire company shall be posted thereon; that this variance shall continue only so long as the premises are maintained as proposed and as herein permitted; that the number of patients as set forth shall not be increased; that the front stoop and porches, as well as the front lawn, shall not be occupied by patients.

182-42-A

APPLICANT—Brown, Cross and Hamilton, for New York Tribune, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision and an order of the fire commissioner (previously granted on condition for a term of years).

PREMISES AFFECTED—242 West 41st street, south side, 300 ft. east of 8th avenue (Block 1012, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: J. Edgar Swanin and Charles Kraft.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (182-42-A)

WHEREAS, this appeal from an order and decision of the fire commissioner, affecting premises 242 West 41st street, south side, 300 ft. east of 8th avenue (Block 1012, Lot 49), Borough of Manhattan was granted by the Board on July 27, 1945, on certain conditions; and

WHEREAS, the term of variance was extended July 15, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 27, 1945, as amended July 15, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that the thermostatic alarm system has been installed and is being maintained, and the conditions of the occupancy of the building have not changed, that this variance shall be for a term of not over two (2) years from the date of this *amended* resolution, and only so long as the occupancy throughout the building is continued substantially as at present."

654-47-A

APPLICANT—Joseph Mitchell, for 681 5th Avenue Corp., owner (Elizabeth Arden Sales Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a temporary term).

PREMISES AFFECTED—681 5th avenue, east side, 58 ft. south of East 54th street (5th, 6th and 7th floors); (Block 1289, Lot 72), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mitchell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (654-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting 681 5th avenue, east side, 58 ft. south of East 54th street (5th, 6th and 7th floors); (Block 1289, Lot 72), Borough of Manhattan, was granted by the Board on July 22, 1947 on certain conditions; and

WHEREAS, the term of variance was extended June 8, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved that the Board of Standards and Appeals does hereby *amended* the resolution adopted on July 22, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... that this variance shall continue for not more than one (1) year from the date of this *amended* resolution and that the resolution adopted July 22, 1947 shall be complied with in all respects."

686-48-A

APPLICANT—Charles M. Spindler, for Long Island Railroad Co., owner (Spur Distributing Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously withdrawn re Appeal from a decision re an order of the fire commissioner).

PREMISES AFFECTED—21-02 to 21-20 Jackson avenue and 47-01 to 47-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to docket for consideration; the appeal having been

previously withdrawn to permit applicant to file plans with the Dept. of Housing and Buildings; such plans have been filed under Misc. App. 7487-48 and decision by the borough superintendent rendered thereon May 19, 1949.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

687-48-A

APPLICANT—Charles M. Spindler, for Long Island Railroad Co., owner (Spur Distributing Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to docket—(previously withdrawn); re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to docket having been previously withdrawn November 18, 1948, to permit the applicant to file plans with the borough superintendent and to obtain a decision, which has been received under date of May 19, 1949, as to Misc. Applic. 7496-48.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1122-48-A

APPLICANT—Dyna-Graphic Displays, Inc., lessee, for Raybell Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant Robert Wetstein.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

106-49-A

APPLICANT—Simeon Heller, for New York City Housing Authority, owner.

SUBJECT—Application for consideration—reopening and rehearing—re Appeal from decisions of the borough superintendent; previously denied.

PREMISES AFFECTED—306, 316, 334, 338, 342, 254 and 364 Beach 56th street; 54-15 and 55-05 Beach Channel drive; 309, 319, 331, 335, 339, 343, 349, 353, 363 and 365 Beach 54th street, block bounded by Beach Channel drive, Beach 54th street, Beach 56th street and Rockaway Beach boulevard and Arverne boulevard (Arverne Houses, Buildings 1-7, inclusive); (Block 378 and 379, Lots 1)—Arverne, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Simeon Heller and Louis S. Joseph.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

476-24-S

APPLICANT—Rudolph Ludwig, for Daylight Cafe, Inc.,
owner.

SUBJECT—Application reopened March 1, 1949—re Ap-
peal from a decision of the borough superintendent.

PREMISES AFFECTED—803 6th avenue (old—455-457),
west side, 83 ft. 5¼ in. north of West 27th street,
(3rd and 4th floors); (Block 803, Lot 39), Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Rudolph Ludwig and William J.
Deed.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application withdrawn without
prejudice. The premises and surrounding area were
inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

973-48-A

APPLICANT—Benjamin Saltzman, Borough Superintend-
ent, Department of Housing and Buildings.

OWNER OF PREMISES—Mary A. Kaminski.

LESSEE—Patrick Sullivan.

SUBJECT—Revocation of Certificate of Occupancy No.
113314-45, re Alt. 1912-06.

PREMISES AFFECTED—36 Driggs avenue and 16-22
Sutton street, northeast corner (Block 2690, Lot
46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: Louis L. Berko.

For Administration: Samuel L. Becker and Henry
G. Pheny, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 2
P.M. at request of owner to obtain approval of
work, which he reports has been finished and is
waiting for the Building Department to approve it
as in complete compliance with the application filed,
Alt. 551-49.

254-49-A

APPLICANT—Louis Lieberman, for William H. Kehl-
mann, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—1884 Marmion avenue, east
side, 100 ft. north of East 176th street (basement
and 1st floor); (Block 2959, Lot 32), Borough of
The Bronx.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2
P.M. for inspection by committee of the Board
and decision.

273-49-A

APPLICANT—Julian Roth, for The Dorlyan Realty Cor-
poration, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—115-117 East 54th street, north
side, 124 ft. 2 in. east of Park avenue (4th floor);
(Block 1309, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2
P.M. to consult records of Building Department.

ZONING APPLICATIONS

70-39-BZ

APPLICANT—J. Jacques Stone, for First National Bank,
trustee (Murray Hill Parking Corp., lessee).

SUBJECT—Application for consideration—reopening and
extension of term of variance—re Application (de-
cision of the borough superintendent), previously
granted on condition, under section 7h of the zon-
ing resolution, permitting in a restricted retail use
district, the parking and storage of more than five
motor vehicles, for a term of years.

PREMISES AFFECTED—13-19 East 38th street and 250-
260 Madison avenue, northwest corner and 18-20
East 39th street (Block 868, Lots 14, 15, 16, 59,
62 and 63), Borough of Manhattan.

APPEARANCES—

For Applicant: J. Jacques Stone.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF
VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (70-39-BZ)

WHEREAS, this application under section 7h of the zoning
resolution, permitting in a restricted retail use district, for
a term of two (2) years, the parking and storage of more
than five motor vehicles, affecting premises 250-260 Madi-
son avenue, 13-19 East 38th street, northwest corner, and
18-20 East 39th street, south side, 100 ft. west of Madison
avenue (Block 868, Lots 14, 15, 16, 59, 62 and 63), Borough
of Manhattan, was granted by the Board June 20, 1939, on
certain conditions; and

WHEREAS, the resolution was amended on April 16, 1940;
and

WHEREAS, the term of variance was extended from time
to time and last extended July 1, 1947, at which time the
resolution was further amended; and

WHEREAS, the applicant requested a further extension of
the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted June 20, 1939, as
amended through July 1, 1947, only so far as it has refer-
ence to the term of variance, so that as *amended* this
portion of the resolution shall read:

“... *granted* under Section 7h for a term of two (2)
years from July 1, 1949, permitting the plot under
appeal to be used for parking and storage of more than
five (5) motor vehicles, *on condition* ... and that
other than as herein *amended* the conditions of the
resolution as last amended on July 1, 1947, shall be
complied with; that all permits shall be obtained and
all work completed within two (2) months from the
date of this resolution, including the obtaining of a
new certificate of occupancy.”

MINUTES

249-47-BZ

APPLICANT—J. J. Gloster Co., for Dominick Lamacchia, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the change in occupancy from storage and office to office, storage and baling of waste paper.

PREMISES AFFECTED—596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles D. Gloster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time extended and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (249-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution to permit in a business use district, the change in occupancy from storage and office to office, storage, and baling of waste paper for a period of time, affecting premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan was granted by the Board, July 1, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 1, 1947, only so far as it has reference to the term of variance and extension of time to complete the work so that as amended this portion of the resolution shall read:

"*Granted* under section 7e for a term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein amended the resolution adopted July 1, 1947, shall be complied with; that all permits shall be obtained and all work completed and that a certificate of occupancy shall be obtained within two (2) months from the date of this resolution (Alt. 1085-47)."

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, the location of a boiler house in a residence district and the location of a gasoline service station in a business use district; resolution amended to permit garages 204, 206 and 207 to be used as storage garages.

PREMISES AFFECTED—194-20 64th avenue, 193-10 69th avenue, 186-01 73rd avenue, northeast corner 188th street and 73rd avenue, southwest corner 188th street and 64th avenue (Blocks 7117, Lot 2 and Block 7115, Lot 2); Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Blocks 5712, 5716, 7075-7077, 7080-7082, 7092-7094, 7098, 7105, 7114-7122, 5723, 7138 and 7146); (Fresh Meadow Houses), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Hershman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (299-47-BZ)

WHEREAS, this application under sections 7c, 7A and 21 of the zoning resolution, to permit the parking of motor vehicles accessory to stores, business buildings in the residence use district and store fronts facing on 188th street and other streets solely within the property, and a boiler house used to furnish heat and domestic hot water solely for buildings, and garages solely for the storage of motor vehicles belonging to the residents in the project, affecting premises Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716; 7075-7077; 7080-7082; 7092-7094; 7098-7105; 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens, was granted by the Board on July 1, 1947, on certain conditions; and

WHEREAS, the resolution was amended on February 17, 1948, June 15, 1948, October 5, 1948, and February 15, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 1, 1947, as amended through February 15, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 837, 867 and 897-47)."

183-48-BZ

APPLICANT—Alfred Gross, for Union Land Corporation, owner.

SUBJECT—Application for reopening—Approval of plans—re Application (decision of the borough superintendent) granted on condition under sections 7c, 7e and 21 of the zoning resolution, permitting the erection of more than one building on a lot, permitting the extension of a business building (stores bank and theatre) from a retail use district into a residence district, permitting in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution, to permit the parking of more than five motor vehicles in a retail and residence use district.

PREMISES AFFECTED—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Leo V. Beger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (183-48-BZ)

WHEREAS, this application under sections 21, 7c, 7e and 7h of the zoning resolution, to permit the extension of a

MINUTES

proposed business building from retail into residence use district, to permit the erection of buildings in a D area district in excess of the area permitted for such district, to permit the erection and maintenance of a gasoline selling station in a residence use district and to permit the parking of motor vehicles extending from retail into a residence use district, affecting premises West side of Union turnpike between 255th and 260th streets (Block 8512, Lots 55 to 115, inclusive and Block 8513, Lot 1), Bellerose, Borough of Queens, was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, plans, as required by the Board, resolution adopted June 29, 1948, prior to filing of plans with the Borough Superintendent were approved February 8, 1949, as being in substantial compliance with the requirements of the Board's resolution and the resolution was amended; and

WHEREAS, the applicant requested approval of working drawings for unit "B" of the business buildings except as to Business Building "unit B",

Resolved, that the Board of Standards and Appeals does hereby *approve* the working drawings for Unit B, as filed, marked "Received May 13, 1949", 5 sheets, and 1st floor plan marked "Received June 3, 1949", 1 sheet, as being in substantial compliance with the requirements of the Board's resolution adopted June 29, 1948 as *amended* February 8, 1949 for arrangement and design but waiving no requirements of the Building Code as to construction.

447-48-BZ

APPLICANT—Bryce Rea, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and local retail use district, the sale and display of more than five used cars.

PREMISES AFFECTED—233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Bryce Rea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (447-48-BZ)

WHEREAS, this application under 7e of the zoning resolution, to permit, in residence and local retail use districts, the sale and display of more than five (5) used motor vehicles, affecting premises 233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens was granted by the Board September 28, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 28, 1948, by adding thereto:

"... that irrespective of the conditions set forth in the resolution adopted on September 28, 1948, there may be erected within the premises near the entrance a building solely for the use of the attendant as an office and shelter, and for no other use, provided such building does not exceed one story in height nor 100 sq. ft. in area (Misc. 2973-48)."

822-48-BZ

APPLICANT—Howard H. Snyder, for Bing and Bing, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7A of the zoning resolution, permitting in a business use district, the conversion of existing dwelling to store, office and apartments with business entrance and show windows beyond permitted distance from intersection.

PREMISES AFFECTED—152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (822-48-BZ)

WHEREAS, this application under Section 7A of the zoning resolution, to permit in a business use district, the conversion of existing dwelling to store, office and apartments with business entrance and show windows beyond the permitted distance from the intersection, affecting premises 152 East 79th street, south side, 34 ft. east of Lexington avenue, (Block 1413, Lot 52), Borough of Manhattan was granted by the Board November 30, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 30, 1948, by adding thereto:

"... that revised plans marked "Received June 3, 1949, 7 sheets, are hereby *approved* as meeting the requirements of the resolution which require the filing of plans as to the design of the show window. (Alt. 1516-48)."

25-34-BZ

APPLICANT—Gustave Goldman, for Howard Birch, owner (Suburban Houses, Inc., lessees).

SUBJECT—Application for consideration—reopening as Vol. III and amendment of resolution—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from restaurant to restaurant, bar, grill and cabaret (previously granted by the Board re use as Ice Cream Parlor; reopened and denied re change of occupancy to restaurant, sale of liquors and cabaret).

PREMISES AFFECTED—1190-1196 Ocean parkway, (1188 displayed), and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application to consider new proposal, reopened as Vol. III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

1321-39-BZ

APPLICANT—Edward F. Cunningham, applicant, for Patrick J. Keating, lessee; 39 Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—142-23 Roosevelt avenue, north side, 200 ft. east of Union street (Block 5020, Lot 47), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Edward F. Cunningham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1949 at 10 A.M. subject to usual procedure, waiving all requirements except a new decision of the borough superintendent, which has been filed, and to allow for two publications in the Bulletin as notice of hearing.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 15, 1949, as they appeared in Bulletin No. 12, Vol. 34, are hereby corrected to read as follows:

291-25-BZ

APPLICANT—Lama and Proskauer, for Hollywood Garage Corp., owner.

SUBJECT—Application reopened November 3, 1948—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution to permit in residence and business use districts, the addition of motor vehicle repair shop, servicing of new and used cars and parts department to existing stores, office and garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—238 East 64th street and 1207-1209 2nd avenue, southwest corner (Block 1418, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (291-25-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business use district the alteration and enlargement of a garage for the storage of more than five motor vehicles, affecting premises 238-244 East 64th street and 1207-1209 Second avenue, Borough of Manhattan, was granted by the Board on July 28, 1925, on certain conditions; and

WHEREAS, the applicant requested reopening of this ap-

plication and consideration under section 7c and 7i of the zoning resolution, to permit in residence and business use districts, the addition of motor vehicle repair shop, servicing of new and used cars and parts department to existing stores, office and garage for more than five motor vehicles, affecting premises 238 East 64th street and 1207-1209 2nd avenue, southwest corner (Block 1418, Lot 28), Borough of Manhattan; and

WHEREAS, this application was reopened on November 3, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on February 23, 1949, after due notice by publication in the Bulletin, and laid over to March 15 1949, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use, B area and Class 1½ height district; East 64th street and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1948, re Alt. Applic. 1531/48, reads:

"1. Proposal to use building for repairs and servicing of new and used cars and storage of more than 5 cars in a Residence & Business use district is not permitted as per Sec. 4 & 4(a) Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 105 ft. front by 125 ft. 5 in. in depth on which is located a building covering the entire lot, two stories 35 ft. in height of Class 3 construction presently used as stores, office and garage for more than five motor vehicles; C.O. 11741/26 (Alt. 278-25)—Cellar: boilerroom; 1st and 2nd stories, stores and garage for more than 5 autos, 120 lbs. liveload; that it is proposed to maintain the present garage use for more than five motor vehicles on 1st and 2nd floors and add motor vehicle repairs and service for new and used cars; that it is further proposed to install approved type lifts on 1st and 2nd floors; that the stores, tanks and dispensing pumps are to remain; that it is proposed to enclose present stairs with fireproof material and install a new door and to have a 2 ft. 3 in. fireproof, self-closing door on inside and a new 3 ft. 8 in. door to outside; and

WHEREAS, the applicant contends that the present first and second tiers are fireproof construction; the roof beams are wood metal-covered; that the building is equipped with a 4 in. standpipe on both floors; that it is intended to maintain the present garage for more than five cars on the 1st and 2nd floors and add the new use of repairs and service for new and used cars; that although the building and site are five feet in a residence zone on the 1st floor, the five foot part of the building will only be used for locker rooms and toilets; that 2nd avenue and 64th street and in the heart of a highly industrialized section: that 2nd avenue is a main auto highway leading north and south across Manhattan, therefore there is need for this repair and service building in the area; that the garage, auto and repair building will be operated and tenanted by the Mezey Motor Co. who now have a Lincoln-Mercury Auto establishment at 231 East 64th street, northwest corner of 2nd avenue; that the nonconforming uses in the affected area are as follows: Block 1419, Lots 15, 16 and 21, garages; Block 1418, Lots 21 and 45, garages; Block 1437, Lot 49, garage; Block 1438, Lots 49 and 51, garages; Block 1438, Lots 39, 40, 41 and 44, lumber yard; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 28, 1925, by adding thereto:

". . . that in the event the applicant desires to continue the use of the building as a public garage and to include the use as a service station, such use may be permitted, on condition that the premises are maintained substantially as proposed and as indicated on plans filed with the application, marked "Received February 2, 1949"; that the premises shall be used as

MINUTES

a service station for the Mezey Motors, Inc., dealing in Mercury automobiles or their successors in a similar line of business; that the repairing and servicing shall be solely in connection with the cars dealt in by the agency; that repairing may be permitted under Section 7i and shall be mainly with hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area; that in all

other respects the building shall comply with the requirements of the resolution adopted by the Board on July 28, 1925, and that otherwise all laws, rules and regulations shall be complied with; that all permits required shall be obtained and all work completed within one year from the date of this *amended* resolution."

* Correction—The word "discontinue" changed to "continue" in lines 79 and 80 of the resolution.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

BULLETIN

OF THE

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 14, 1949. Affecting Calendar Numbers 559-47-BZ, 557-48-BZ, 666-48-BZ, 943-48-BZ, 9-49-BZ, 27-49-BZ, 38-49-BZ, 142-49-BZ, 197-49-BZ, 221-49-BZ, 251-49-BZ, 253-49-BZ, 272-49-BZ, 373-49-BZ, 738-41-BZ, 672-48-BZ, 1057-48-BZ, 1126-48-BZ, 144-49-BZ, 166-49-BZ, 213-49-BZ, 379-49-BZ, 590-41-A, 1127-48-A, 203-49-A, 222-49-A, 252-49-A, 1008-48-A, 849-48-A, 854-48-A, 906-48-A, 1048-48-A, 214-49-A, 483-39-SM, 484-39-SM, 991-47-SA, 1045-47-SA, 307-48-SA, 788-48-SA, 99-49-SM, and 179-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, June 14, 1949. Affecting Calendar Numbers 1107-48-A, 209-49-A, 1005-47-A, 379-41-A, 1024-47-A, 1034-47-A, 1082-47-A, 34-48-A, 35-48-A, 1007-48-A, 1052-48-A, 1069-48-A, 149-49-A, 218-49-A, 306-49-A, 319-49-A, 324-49-A, 552-25-BZ, 593-30-BZ, 259-39-BZ, 309-40-BZ and 1024-41-BZ.

(Remaining minutes will be printed in the Bulletin of June 28, 1949).

COURT DECISION.

Matter of Irving Brodsky and Irving Smith (Tupton Associates)—

On June 29, 1948, the board denied an application, under sections 7c and 21, of the building zone resolution, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district and using more than the area permitted in the residence use, B area district portion of the lot; Cal. No. 239-48-BZ; premises 1105-1109 Third Avenue and 200-204 East 65th Street, Borough of Manhattan.

On February 14, 1949, it was stipulated and agreed by and between the attorneys for the respective parties to this proceeding that the same be discontinued.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET.

New Cases Filed up to June 14, 1949.

Cal. No. Dept. Premises Affected.

450-49-BZ—H.B.Q.—141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens, N.B. 1651-49.

451-49-SA—Petroleum Systems, Inc., Remote Dispenser with Straight Reading Register, Models D250SR (for metering and dispensing Gasoline and Diesel Fuel), Appliance.

452-49-A—H.B.M.—314-322 West 43rd street, south side, 200 ft. west of 8th avenue (Block 1033, Lots 41-43 inclusive), Borough of Manhattan, Alt. 468-49.

453-49-SA—Florence Vented Circulating Gas Heater, Models FC-401-9 and FC-406-9, Appliance.

454-49-A—H.B.Q.—95-17 and 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 96th street), Alt. 1183-49.

455-49-A—H.B.B.—280 Junius street, west side, 100 ft. south of Sutter avenue (Block 3763, Lot 31), Borough of Brooklyn, Alt. 4628-48.

456-49-A—H.B.M.—20-26 Greene street, east side, 167 ft. 8 in. south of Grand street (Block 230, Lots 17-19), Borough of Manhattan, Amendment to Alt. 216-49.

457-49-BZ—H.B.Q.—Blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens, N.B. 2261, 2262, 2263 and N.B. 2473 to N.B. 2487-49 inclusive.

458-49-A—H.B.Q.—Blocks bounded by Bell boulevard, 69th and 73rd avenues and 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51

213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50, 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped streets), N.B. 2261, 2262, 2263 and N.B. 2473 to 2487-49 inclusive.

459-49-A—H.B.Q.—30-08 30th avenue, south side, 50.06 ft. east of 30th street (Block 593, Lot 25), Astoria, Borough of Queens, Misc. 4039-47.

460-49-BZ—H.B.M.—17-18 Washington Square North, north side, 116 ft. 2½ in. west of 5th avenue (Block 551, Lots 5 and 6), Borough of Manhattan, Alt. 874-49.

461-49-BZ—H.B.B.—1680-1688 Coney Island avenue and 1013-1023 Roder (Ryder) avenue, northwest corner (Block 6573, Lot 25), Borough of Brooklyn, Alt. 1288-48.

462-49-A—H.B.Q.—160-51, 160-55 and 160-59 19th avenue, north side, 82.5 ft. and 123.75 ft. west of 163rd street and northwest corner of 19th avenue and Willets Point boulevard (Block 5737, Lots 3, 21 and 23), Flushing Borough of Queens, N.B. 1825 to N.B. 1827-49.

463-49-BZ—H.B.M.—41-55 Sutton Place South, east side, from East 54th to East 55th streets (Block 1371, Lot 14), Borough of Manhattan, Amendment to Alt. 3-49.

464-49-BZ—H.B.Q.—57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens, N.B. 2627-49.

Restored to Docket.

1005-47-A—H.B.M.—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan, Alt. 250-48.

90-42-BZ—H.B.Bx—1253-1263 Boscobel avenue, (Edward L. Grant highway) west side, 345 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx, N.B. 199-49.

1028-41-BZ—H.B.Q.—29-07 Seagirt avenue, south side, 184 ft. west of Beach 29th street and 29-14 Lewmay road, north side, 184 ft. west of Beach 29th street (Block 300, Lot 16), Far Rockaway, Borough of Queens, Misc. 9942-41.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

CALENDAR

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb.	22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	May	3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May	10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Jan.	4, 1949—Vol. 34, No. 1
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19...Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 21, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

114-46-BZ—Application of Ervin Palmer, applicant, on behalf of Stephen H. Gamp, owner, reopened March 15, 1949, under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks; premises 112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

97-47-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Waxman Holding Corp., owner,

reopened April 5, 1949, under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district); premises 13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

44-49-BZ—Application, January 26, 1949, under section 7c of the zoning resolution, of Albert Glutz and Ervin Palmer, applicants, on behalf of Pasquale Pinto, owner, to permit in a residence use district, the extension of accessory use to existing chicken market on upper floors of present building; premises 324 East 12th street, east side, 283 ft. east of 2nd avenue (Block 453, Lot 20), Borough of Manhattan.

228-49-BZ—Application, March 22, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of C. Salto, owner, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores), using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use portion of lot; premises northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

297-49-A—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

1127-48-A—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

9-49-BZ—Application, January 10, 1949, under sections 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Hannis Realty Corporation, owner (Alpine Motors Corporation, lessee), to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the are permitted; premises 8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

559-47-BZ—Application of Ralph E. Leff, applicant, on behalf of Ace Automobile Sales Co., Inc., owner, reopened December 21, 1948, under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted); premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

CALENDAR

251-49-BZ—Application, March 28, 1949, under sections 7e, 7h and 21 of the zoning resolution, of Joseph Schafran, applicant, on behalf of Morton Pickman and Cameo Holding Corp., owners, to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted, and with doctors' offices on basement level, and to permit parking of groups of cars on unbuilt upon portion of the lot; premises 69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

252-49-A—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens (under sections 35 and 36 General City Law, re buildings in bed of and not fronting on mapped streets).

203-49-A—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

38-49-BZ—Application, January 20, 1949, under section 21 of the zoning resolution, of Henry G. Harrington, applicant, on behalf of Frank Matrunola, owner, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted; premises 6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

557-48-BZ—Application, June 11, 1948, under sections 7e, 7f, 7i of zoning resolution, of Oswald Fischer, applicant, on behalf of Ignazia Galati, owner, to permit in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop; premises 34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens.

666-48-BZ—Application, July 9, 1948, under section 7e of the zoning resolution, of Oswald Fischer, applicant, on behalf of Fred R. Funk, owner (Harry Aronson, lessee), to permit in a business use district, power machinery in conjunction with carpenter shop (woodworking); premises 41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens.

27-49-BZ—Application, January 19, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Central Yonkers Building Corp., owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office; premises 1338-1358 Linden boulevard, 643-665 East 98th street, southeast corner and 1066 Hopkinson avenue (Block 3640, Lots 7 and 8), Borough of Brooklyn.

197-49-BZ—Application, March 18, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Isabelle Rodelli, Gerald Rodelli and Albert Sabini, owners, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office; premises 68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43 and 50), Woodside, Borough of Queens.

221-49-BZ—Application, March 21, 1949, under section 21C of the zoning resolution, of Joseph Unger, applicant,

on behalf of Nathan Ringler (doing business as Holliswood Estates), owner (Holliswood Gardens #1 Inc. and Holliswood Gardens #2 Inc., lessees), to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards, and the parking of motor vehicles on open portions of plot; premises 196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens.

222-49-A—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens (under section 36, General City Law re buildings not fronting on legal streets).

253-49-BZ—Application, March 30, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of William R. Lanahan, owner, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 97-33 to 97-35 Queens boulevard, north side, 118.44 ft. east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens.

272-49-BZ—Application, April 4, 1949, under section 7h of the zoning resolution, of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49-51), Borough of Manhattan.

588-41-BZ—Application of Levine and Meckler, applicants, on behalf of Seymour Okonowitz, lessee; Donald Associates, present owner, reopened June 1, 1949 for consideration as to extension of term of variance (expired by limitation)—application previously granted on condition under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles; premises 201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, between Beach 29th and Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemere, Borough of Queens.

35-36-BZ—Vol. II—Application of R. Robert Caplan, applicant, on behalf of Hugo C. Cook, owner, reopened April 5, 1949, under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension of an existing garage for more than five motor vehicles using more than the area permitted; premises 2311 St. Raymond avenue, north side, 95 ft. east of Glover street (Block 3990, Lots 12, 13 and 25), Borough of The Bronx.

105-41-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of William H. Schmohl, Jr., Harriet E. Schmohl, Evelyn A. Schmohl, Marion E. Schmohl, Emma C. Schmohl, William H. Koch, Mable I. Marino and Isabel Schmohl, owners,

CALENDAR

reopened April 12, 1949, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board and expired by limitation January 20, 1944); premises 442 East 109th street, southwest corner of East River (Franklin D. Roosevelt) drive and 433-443 East 108th street (Block 1702, Lot 29), Borough of Manhattan.

987-48-BZ—Application, November 23, 1948, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Arthur Schwartz, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

988-48-A—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

1117-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

1123-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 265-01 to 265-29 Union turnpike, northside, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

136-49-BZ—Application, February 25, 1949, under section 21 of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of The Daniel Houlihan Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 4739-4745 White Plains road, west side, 152.59 ft. north of East 241st street (Block 5107, Lot 19), Borough of The Bronx.

262-49-BZ—Application, March 25, 1949, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of New York Lien Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

270-49-BZ—Application, April 4, 1949, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin St. Corp., owner, to permit in an unrestricted use, D area district, the erection and

maintenance of a storage garage, using more than the area permitted; premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

309-49-SM—Franchet Ribbed Metal Craft Metal Cross Bridging.

1043-48-SM—Insl-Cotton Insulation.

1133-48-SM—USG Coal Doors.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

652-41-S—25-31 Skillman street, east side, 300 ft. 11 in. south of Flushing avenue (Block 1886, Lots 10 and 14), Borough of Brooklyn (reopened March 1, 1949).

318-49-A—89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 144th street).

273-49-A—115-117 East 54th street, north side, 124 ft. 2 in. east of Park avenue (4th floor); (Block 1309, Lot 6), Borough of Manhattan.

254-49-A—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floor); (Block 2959, Lot 32), Borough of The Bronx.

304-49-A—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

397-41-A—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (reopened March 29, 1949); (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1007-48-A—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

319-49-A—4203 13th avenue, east side 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn.

324-49-A—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

306-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 320 West End avenue and 259 West 75th street, northeast corner (11th floor); (Block 1167, Lot 1), Borough of Manhattan.

CALENDAR

353-49-A—209 East 94th street, north side, 155 ft. east of 3rd avenue (Block 1540, Lot 7), Borough of Manhattan.

326-49-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

329-49-A—93 Irving place, and 1057 Fulton street, northeast corner (Block 1993, Lot 11), Borough of Brooklyn.

305-49-A—748 3rd avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn.

157-39-A-Vol. II—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens, (reopened June 1, 1949).

HARRIS H. MURDOCK, *Chairman*.

JUNE 28, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

247-49-BZ—Application, March 30, 1949, under sections 7f and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Walter B. Cooke, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted; premises 22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

943-48-BZ—Application, October 15, 1948, under sections 7e and 7i of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward D. Caiazzo, owner, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop; premises 417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor,

applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

1321-39-BZ—Application of Edward F. Cunningham, applicant, on behalf of Patrick J. Keating, lessee; 39 Corporation, owner, reopened June 7, 1949, for consideration as to extension of term of variance (expired by limitation)—application previously granted on condition under section 7h of the zoning resolution, for temporary term of years permitting partly in a residence use and partly in a business use district, the parking and storage of more than five motor vehicles; premises 142-23 Roosevelt avenue, north side, 150 ft. east of Union street (Block 5020, Lots 47 and 49, Flushing, Borough of Queens.

892-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Anna Fehlhaber, owner to permit in a residence use district, the extension to existing accessory garage without the required rear yard; premises 4026 Bronx boulevard, east side, 223.70 ft. south of East 228th street (Block 4821, Lot 42), Borough of The Bronx.

368-48-BZ—Vol. II—Application of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, reopened February 1, 1949, under sections 7c and 21 of the zoning resolution, to permit in a local retail, C area use district, the erection of proposed extension (bulkhead) and new dining room space on the second story; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

972-48-BZ—Application November 18, 1948, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Ethel M. Stubergh, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 165-27 Baisley boulevard, north side, 240 ft. east of Smith street and 62 ft. west of 166th street (Block 12381, Lots 6 and 8), Jamaica, Borough of Queens.

103-49-BZ—Application, February 14, 1949, under sections 7c and 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf of Richalb Realty Corp., owner (Garber Brothers, lessee), to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

181-49-BZ—Application, March 4, 1949, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Barnet Stein, owner, to permit in a residence use district, the change in occupancy of existing building from store on first floor, vacant on second and third floors, to store on first floor, stock rooms on second and third floors; premises 63-65 East 104th street north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

CALENDAR

263-49-BZ—Application, March 25, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants on behalf of Ben-Dor Corporation, owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and super-market, using more than the area permitted; premises 100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southeast corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

285-49-BZ—Application, April 7, 1949, under sections 7f and 7i of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Nassau-Queens Land Corporation, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

294-49-BZ—Application, April 8, 1949, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of John B. Momrow and Arthur C. Momrow, owners, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted; premises 6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

295-49-A—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

312-49-BZ—Application, April 18, 1949, under sections 7c and 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sidmar Realty Corporation, owner, to permit in a business use district, the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline selling station; premises 2884-2892 West 12th street, west side 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

427-49-BZ—Application, June 1, 1949, under sections 7c and 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of New York Water Service Corporation, owner (Sam Colton, lessee), to permit in a residence use district, the change in occupancy from electrically operated water pumping station to the manufacturing of soft drink beverages and storage; premises 363 Dalhull road, east side, 240 ft. north of Cortelyou road (Block 5369, Lot 62), Borough of Brooklyn.

341-49-BZ—Application, May 4, 1949, under section 7d of the zoning resolution, of New York Telephone Company, owner, to permit in a residence and business use district, the extension of a business building (Central Telephone Exchange); premises 80-18 Rockaway Beach boulevard and 216 Beach 81st street, northeast corner (Block 551, Lot 9), Rockaway Beach, Borough of Queens.

85-49-SA—Yula Non-contaminating, Double Shell, Thermosyphon Fuel Oil Pre-Heater.

94-49-SA—Ferro-Nil Injector.

162-48-SM—Modern Art Cinder Blocks (reopened February 8, 1949—re amendment of resolution as to change of name of owner from Modern Art Stone Corp., original owner to Best Builders Block Co., new owner).

976-47-SA—Gilbarco Calco-Meter Gasoline Dispensing Pump, Model 996 (reopened March 22, 1949 re amendment of resolution to include approval of Models 992, 994, CFP 1 and CFP 2).

317-48-SA—Amesteam Generator Models A10 to A300 (gas fired boiler).

333-48-SA—Allied Ventilating Systems Inc. Exhaust Fans for spray booths and systems.

428-47-SM—Scanlon-Morris A455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer.

629-47-SM—New York City Fill Box for Gasoline, 2-in. & 3-inch sizes.

1109-48-SM—Bayley Pivoted; Commercial Projected; Architectural Projected Intermediate Projected, Intermediate Casement and Intermediate Combination Steel Windows.

1110-48-SM — Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) Steel Windows.

4-49-SM—Garoll Three Hour Rolling Steel Door.

50-49-SM—Flame-Seal Formula 12, (fire retardant paint and coating).

150-49-SM—Cellulite Flameproof Cotton Insulation.

175-49-SM—USP Partition Panel—1 inch and 1¾ inches thick with Kaylo Core.

375-49-SM—Cardinal 550 Gallon Gasoline Tanks.

376-49-SM—Cardinal 275 Gallon Basement Obround Fuel Oil Tanks.

1429-39-SM—Rockland Concrete Masonry Units (reopened December 21, 1948 re amendment of resolution to include additional sizes).

965-48-SA—A.M.C. and/or Wizard Automatic Clothes Washing Machine, (reopened March 29, 1949 re amendment to resolution to include AMC Model No. A149 A.P. and/or Wizard, Model No. W149 AP).

76-49-SA—Norge Automatic Washer Model W-8407.

HARRIS H. MURDOCK, *Chairman.*

JUNE 28, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

888-48-A—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan.

973-48-A—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

CALENDAR

149-49-A—2955-2959 (2955 displayed) West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn.

218-49-A—198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (2nd floor); (Block 5088, Lot 20), Borough of Brooklyn.

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

577-47-A—527 Hudson street, west side, 100.5 ft. north of West 10th street (1st floor); (Block 631, Lot 42), Borough of Manhattan (reopened April 26, 1949).

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, morning, July 6, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1028-41-BZ—Vol. II—Application of Max Horn, applicant on behalf of Remuda Realty Holding Corp., owner (Oscar Stecher lessee), reopened June 14, 1949, under section 7h of the zoning resolution, to permit in a residence use district for a term of years, the parking and storage of more than five motor vehicles (previously granted by the Board, term having expired by limitation); premises 29-07 Seagirt avenue, south side and 29-14 Lewmay road, north side, 184 ft. west of Beach 29th street (Block 300, Lot 16), Far Rockaway, Borough of Queens.

333-31-BZ—Vol. II—Application of Simeon Heller, applicant for Firestone Tire and Rubber Co. and Norvard Realty Corp., owners, reopened January 11, 1949, under section 7f of the zoning resolution, to permit in a business use district, the extension of existing garage and showroom and the change in use to garage, showroom, gasoline service station (previously denied by the Board for Lot 1), lubritorium, auto laundry, sale of auto accessories and the parking of more than five (5) motor vehicles in the open portion waiting to be serviced; premises 154-19 Northern boulevard, northwest corner of 155th street (Block 5265, Lot Nos. 1 and 4), Flushing, Borough of Queens.

303-48-BZ—Application, March 26, 1948, under Section 21 of the zoning resolution, of Anthony S. Zummo, on behalf of John F. and Edna M. Bjorkland, owners, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to the street line than permitted; premises 113-02 107th avenue, southeast corner of 113th street (Block 9551, Part of Lot 1), Richmond Hill, Borough of Queens.

753-48-BZ—Application, August 13, 1948, under Sections 7c, and 7e of the zoning resolution, of Frank E. DeBorde, on behalf of Fred Stark, owner (Frank E. DeBorde, lessee), to permit in a residence and business use district, the change in occupancy from tavern, restaurant and dwellings, to tavern, restaurant, dwellings,

storage and soap packing; premises 32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

992-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Oakridge Estates, Inc., (Goldring Motors, Inc.), owner, reopened May 24, 1949, under sections 7A, 7c, 7i, 7e, and 21 of the zoning resolution to permit in the business portion of the lot, the erection and maintenance of a building to be used for boiler room, storage and locker room in the cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on the 1st floor; storage of auto parts and office on the mezzanine; and to permit off street parking of more than five motor vehicles in the residence use portion of the lot for patrons' automobiles; with entrances and exits greater than permitted at a greater distance from intersections than is permitted; premises 1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1) Borough of Brooklyn.

163-49-BZ—Application, March 2, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants on behalf of Meyer Gladstone and Robert W. Dasey, owners, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores; premises 61-12 and 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, (Block 7074, Lot 11), Flushing, Borough of Queens.

173-49-BZ—Application, March 19, 1949, under sections 7c and 21 of the zoning resolution, of John J. Beatty, applicant on behalf of Hedwid Buxbaum and Bertha Plaut, owners, to permit in a residence use, C area district, the extension to existing meat packing plant, using more than the area permitted; premises 1692 Pacific street, south side, 105 ft. 4 in. east of Schenectady avenue (Block 1342 Lot 13), Borough of Brooklyn.

198-49-BZ—Application, February 28, 1949, under section 7f of the zoning resolution, of John J. Beatty, applicant, on behalf of Cohen Bros. (Morlabee Co., lessee), to permit in a residence and business use, C area district, the erection of a building on the vacant portion of plot, using more than the area premitted, as a public garage for more than five motor vehicles; and the reconstruction and conversion of a three story factory and six story tenement to a two story structure, both to be used in conjunction with new structure as a public garage for more than five motor vehicles; premises 222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

229-49-BZ—Application, March 22, 1949, under section 7e of the zoning resolution, of Herman Kron, applicant, on behalf of Patrick J. Hangey, owner (Morton Rosanoff, Ira Brown and Paul Drukerman, lessees), to permit in the restricted retail use district portion of a lot, located in a residence and restricted retail use district, the erection and maintenance of an auto laundry; premises—northwest corner of Bruckner boulevard and Fteley avenue (Block 3731, Lot 1), Borough of The Bronx.

268-49-BZ—Application, March 31, 1949, under sections 21C, 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Langdale Realty Corp., owner, to permit in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot; premises—81-05 to 81-25

CALENDAR

268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

269-49-A—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street; 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens, N.B. 1049 to 1062-1949 (under section 35 General City Law, re bed of mapped street—269th street and under section 36 General City Law, buildings not facing on legal streets).

288-49-BZ—Application, April 11, 1949, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Dorothy Paleasio, owner, to permit in a retail and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and sale of auto accessories on the business use portion of the plot; premises 744-752 Richmond road and 1779-1793 Clove road, northeast corner (Block 2904, Lot 30), Concord, Borough of Richmond.

322-49-BZ—Application, April 26, 1949, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Frank Faiella, owner, (Salvatore Pizzo, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years; premises 290-326 Withers street, 41-59 Debevoise avenue, southwest corner; 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

368-49-BZ—Application, May 2, 1949, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Fawcett Publications, Inc., owner, to permit in a retail use, B area and Class 2 times height district, the extension of an existing building without the required setbacks; premises 67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

82-49-SA—Greyhound Junior Extractor.

80-49-SA—Hercules Dry Cleaning Wash Wheel.

81-49-SA—Greyhound Extractor.

29-49-SM—Corrosite (liquid plastic paint).

638-41-SM—U.S.G. Pyrobar (reopened March 1, 1949 re amendment to include 4" solid Pyrobar Block).

HARRIS H. MURDOCK, *Chairman*.

JULY 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, afternoon, July 6, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 12, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

331-49-A—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday morning, July 12, 1949*, at 10 o'clock in Room matters:

237-47-A—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn (reopened and restored to docket, June 8, 1948—previously withdrawn).

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit

in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 14, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, June 1, 1949, were approved as printed in the Bulletin of June 7, 1949, Vol. 34, No. 23.

ZONING APPLICATIONS

559-47-BZ

APPLICANT—Ralph E. Leff, for Ace Automobile Sales Co., Inc., owner.

SUBJECT—Application reopened December 21, 1948—re Application (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted).

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection.

557-48-BZ

APPLICANT—Oswald Fischer, for Ignazia Galati, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i of the zoning resolution, to permit in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer.

For Opposition: Mrs. Henry Newrock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for inspection and decision, without further argument.

666-48-BZ

APPLICANT—Oswald Fischer, for Fred R. Funk, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, power machinery in conjunction with carpenter shop (woodworking).

PREMISES AFFECTED—41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer and Fred R. Funk.

For Opposition: Mary Hamilton, Walter Rose, Philip A. Levin, Concetta Carito, Louisa Byron, Rosa Rheinbold, Joseph Fischl, Anna A. Lacerre and Mary J. Crosby.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for inspection and decision, without further argument.

943-48-BZ

APPLICANT—Daniel Santoro, for Edward D. Caiazzo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence and business-1 use district the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop.

PREMISES AFFECTED—417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 A.M. for applicant to file revised plans.

9-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corporation, owner (Alpine Motors Corporation lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the

MINUTES

zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office using more than the area permitted.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection.

27-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Central Yonkers Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office.

PREMISES AFFECTED—1338-1358 Linden boulevard, 643-665 East 98th street southeast corner and 1066 Hopkinson avenue (Block 3640, Lots 7 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Philip S. Horowitz, Zena Forman, Serafine Sica, S. Ellman, Katie Kirshenbaum, Gussie Forman, Sarah Lubinsky and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for inspection and decision, without further argument.

38-49-BZ

APPLICANT—Henry G. Harrington, for Frank Matrunola, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted.

PREMISES AFFECTED—6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12) Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection and for applicant to comply with the requirements as stated at hearing of June 7, 1949, and file revised statement and plans.

142-49-BZ

APPLICANT—Paul Friedman, for Andrew Torregrossa, owner Lot 1; (doing business as Andrew Torregrossa Funeral Home) and Andrew and Pietrina Torregrossa, co-owners of Lot 72.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in the business use portion of the plot the elimination of existing four car garage and the extension of existing undertaker's establishment, using more than the area permitted in a D area district; and to permit in the residence use district portion of the plot the elimination of existing two car accessory garage and the construction of a five car garage to be used in conjunction with existing undertaker's establishment (in business use portion of plot) in excess of area permitted in a D area district; and to permit exit doors exceeding the permitted width at a greater distance from intersection than is permitted.

PREMISES AFFECTED—1301-1315 79th street and 7819-7823 13th avenue, northeast corner (Block 6256, Lots 1 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, John A. Torregrossa and Andrew Torregrossa.

For Opposition: Arthur E. Flood, George Cope-land, Agnes Gustafson, Lucille J. Moran, Mary A. Farrell, Mary Melley, G. Grandall, Mary D. Aquisto, Anna McCann, Margaret Walsh and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set at request of applicant, who is to negotiate with adjoining owner in the meantime as to the purchase of his property, which is in the business district, for the use proposed. Testimony from both sides heard completely.

197-49-BZ

APPLICANT—Charles M. Spindler, for Isabelle Rodelli, Gerald Rodelli and Albert Sabini, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office.

PREMISES AFFECTED—68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43 and 50), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Albert A. Sabini and Joseph Rodelli.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for inspection and decision, without further argument.

221-49-BZ

APPLICANT—Joseph Unger, for Nathan Ringler, d/b/a Holliswood Estates, owner (Holliswood Gardens No. 1, Inc. and Holliswood Gardens No. 2, Inc., lessees).

SUBJECT—Application (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards, and the parking of motor vehicles on open portions of plot.

PREMISES AFFECTED—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street,

MINUTES

northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger and Clarence R. Knickman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over to June 21, 1949 at 10 A.M. for inspection and further consideration by the Board. Applicant to file, with the Board, copy of application as filed with the Department of Housing and Buildings.

251-49-BZ

APPLICANT—Joseph Schafran, for Morton Pickman and Cameo Holding Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use, E area district the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted, and with doctors' offices on basement level, and to permit parking of groups of cars on unbuilt upon portion of the lot.

PREMISES AFFECTED—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Sebastian R. Menillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection by a committee of the Board.

253-49-BZ

APPLICANT—A. H. Salkowitz, for William R. Lanahan, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—97-33 to 97-35 Queens boulevard, north side, 118.44 ft. east of 64th avenue (Block 2091, Lot 6), Rego Park Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and William R. Lanahan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. for inspection and decision, without further argument.

272-49-BZ

APPLICANT—Joseph B. Klein, for Celestino Boggia Ricotto, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5-7 Baruch place west side, 125 ft. north of Grand street (Block 326, Lots 49-51), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama for Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 A.M. at request of applicant's representative; applicant to file statement as to whose trucks are being parked illegally on the premises at present. Also for inspection by a committee of the Board.

373-49-BZ

APPLICANT—Walker and Poor, for Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, under contract to purchase by option agreement).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district.

PREMISES AFFECTED—1765-1779 York avenue, west side, between East 92nd and East 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert Swanke, Harold Collins, Sydney Coleman and Howard Nichols.

For Opposition: Emanuel Kessler and William Vander Horst.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m. for inspection and decision, without further argument.

738-41-BZ

APPLICANT—Lama, Proskauer and Prober, for Public Service Motors, Inc., owner.

SUBJECT—Application reopened November 23, 1948—re Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, boiler room and motor vehicle repair shop; and the parking of cars waiting to be serviced with an entrance more than the permitted distance from intersection (previously denied by the Board and previously dismissed for lack of prosecution).

PREMISES AFFECTED—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (738-41-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the use of the premises as a motor vehicle repair shop and office, lubricatorium and auto laundry, in conjunction with a motor vehicle repair shop, affecting premises 129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens, was denied by the Board on December 23, 1941; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f, 7i and 7A of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, office, boiler room, and motor vehicle repair shop and the parking of cars waiting to be serviced, with an entrance more than the permitted distance from the intersection; and

WHEREAS, this application was reopened on November 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on May 24, 1949, after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 130th street is in business and residence use, D and E area, Class 1 and 1½ height districts; Liberty avenue and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 14, 1948, acting on N.B. Applic. 5740-48, reads:

"1. Parking of cars waiting to be serviced, gasoline service station, lubricatorium, minor repairs, auto laundry, office and boiler room in a partially business and partially residential district is contrary to Art. II, Sect. 3, Para. 4a (49 & 46) of the Zoning Resolution.

2. Providing a business entrance into premises more than 25 ft. beyond intersection is contrary to Art. II, Sect. 7-A Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 101.05 ft. front by 87 ft. in depth (irregular), presently vacant (billboard erected); that it is proposed to erect a building 62 ft. front by 32 ft. in depth, one story 14 ft. in height, of Class 3 construction, to be used as an accessory building to proposed gasoline service station and to install eight 550-gallon buried gasoline tanks and six approved type pumps; that the building will contain an office, boiler room, auto laundry, lubricatorium with facilities for repairs and adjustments to motor cars; and

WHEREAS, the applicant contends that the building, being modern in design will go far towards improving the area and be in keeping with the future development of the community; that Liberty avenue is a main auto highway leading across Long Island and the proposed gasoline station will be suitable on this street; that there are no other gasoline stations in the area and this proposed service is needed for the large residential community; that a very small portion of the site at the northerly end is in a residential area, but as planned a planted area, 15 ft. in depth, will be maintained at the northerly end; that this planted area will afford additional light and ventilation to the adjoining premises at the north; that the premises to the west is developed with a two-story brick store and dwelling built directly on the lot line and having no openings in its easterly wall, so that the proposed gasoline station would have no effect on this present building; that the additional stores for which the property is zoned are not required in the area and many of the present stores are not used strictly for retail sales; that the present lumber yard in Block

9567, lots 44, 45 and 47 is a nonconforming use within the affected area; that the proposed station has been designed so that the public safety, health and general welfare will be secured; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be not granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7f, 7i and 7A of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

672-48-BZ

APPLICANT—Otto J. Sambach, for Francis Bushey, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the extension to existing two car garage to three car garage and storage of garden tools, without the required rear yard.

PREMISES AFFECTED—30 82nd street, south side, 124 ft. east of Shore road (Block 6003, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (672-48-BZ)

WHEREAS, Otto J. Sambach for Francis Bushey, owner, filed July 12, 1948 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the extension to an existing two-car garage to three-car garage and storage of garden tools, without required rear yard, affecting premises 30 82nd street, south side, 124 ft. east of Shore road (Block 6003, Lot 45), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 14, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Shore road, 82nd street and the site are in a residence use E area class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 4, 1949 as to Alt. Applic. 4338-48 reads:

"1. Provide rear yard as per Art. IV, Sect. 15 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, on which is located a building 30 ft. frontage by 20 ft. in depth, one story, 7 ft. 11 in. in height, of Class 3 construction, used as a two car garage, accessory to residence on same lot; that it is proposed to extend the existing garage 19 ft. 4 in. front to hold an additional car (total 3) and to create a room to be used for storing garden tools; that the garage, when completed, will be 38 ft. front by 20 ft. in depth, 7 ft. 11 in. in height; and

WHEREAS, the applicant contends that the original plot was 60 ft. by 100 ft. and during the past year a plot of 80 ft. by 100 ft. to the west, was purchased, thus making the plot 140 ft. by 100 ft.; that the present two-car garage is situated on the rear lot line and on the former west line of original 60 ft. by 100 ft.; that for purpose of taxes, the entire 140 ft. by 100 ft. was included in Lot 45; that the three cars are, and in the future will be owned by Mr. Bushey or a member of his family residing at the present location; and

MINUTES

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship as to area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof for a term of ten (10) years, to permit the existing two car garage to be extended as proposed to a three car garage and garden tools and as indicated on plans filed with this application, marked "Received March 2, 1949" (3 sheets), *on condition* that the garage shall be used only as accessory to the existing residential building on the lot and shall comply with all laws, rules and regulations applicable thereto; that no further encroachment on the rear yard shall be permitted; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

1057-48-BZ

APPLICANT—Simeon Heller, for Harry Kaplan, owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store) using more than the area permitted.

PREMISES AFFECTED—252-26 Northern boulevard, south side, 82.57 ft. west of Little Neck Parkway (Block 8229, Lot 14), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1057-48-BZ)

WHEREAS, Simeon Heller, for Harry Kaplan, owner, filed December 14, 1948, an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store) using more than the area permitted; affecting premises 252-26 Northern boulevard, south side, 82.57 feet west of Little Neck parkway (Block 8229, Lot 14), Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on May 24, 1949, after due notice by publication in the Bulletin; and laid over to June 14, 1949, for applicant to file revised plans for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Little Neck parkway is in restricted retail, retail and business use, D area and Class 1 height districts; Northern boulevard and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1948, acting on N.B. Applic. 6160-48, reads:

"1. Proposed building occupies an area in excess of that permitted for a business D district contrary to section 14 of Zone Resolution."
and

WHEREAS, the applicant states that the premises consist of a plot 30.01 ft. front by 70.16 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 30.01 ft. front by 70.16 ft. in depth, one story, 13 ft. 9 in. in height of Class 3 construction to be used as a retail store; and

WHEREAS, the applicant contends that if a building were erected covering only 55% of the area, it would give a building only approximately 37 ft. 10 in. deep, which would

make it economically unfeasible to use the property; that the property was originally considerably deeper, but at the time of widening Northern boulevard a large portion was taken by the City, which created the present situation; that the area to the rear of the property is part of the adjoining lot to the west and so no practical value would be received from a rear yard or open space on the applicant's property; that the usual requirement for this open space is to afford light and air through a continuous open space behind the building; that the property to the west, however, could build and surround the open space required by the Zoning Law on the applicant's property; that beyond the adjoining property, the land slopes up sharply so that any future construction in this area would be well above the subject site and would receive no particular benefits from the required open space; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the increase in area for the proposed building, as indicated on revised plans marked "Received June 3, 1949" (4 sheets), *on condition* that the building shall otherwise be constructed in accordance with all laws, rules and regulations applicable thereto; that the rear yard proposed to be left unbuilt upon shall be properly surfaced and a substantial fence shall be erected on the interior and rear lot lines; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

1126-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Hotel Properties, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail-1 use district, the erection and maintenance of an open garage for the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1126-48-BZ)

WHEREAS, Lama, Proskauer and Prober for Hotel Properties, Inc., owner, filed December 29, 1948, an application under Section 7f of the zoning resolution, to permit in a retail 1 use district, the erection and maintenance of an open garage for the parking and storage of more than five motor vehicles for a term of years; affecting premises 249 to 251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan; and

WHEREAS, a public hearing was held on May 17, 1949 after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and decision, without further argument; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that 8th avenue, West 43rd street and the site are in a retail 1 use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 2, 1948 acting on N.B. Applic. 217-48, reads:

"1. Proposed parking garage and storage for more than five motor vehicles in a retail-1 district is contrary to Section 4(a) 15, zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. front by 100 ft. 5 in. in depth, presently being used for the parking of 44 motor vehicles and for which C.O. 33908-48 has been issued; that it is proposed to erect a building covering the entire lot on the 1st floor, 90 ft. 5 in. in depth (typical floor) 3 stories, 27 ft. in height, of Class 1 construction, to be used as a garage for more than five motor vehicles; and

WHEREAS, the applicant contends that it is the intention of the owner to remove this use and erect a modern fireproof three story and cellar open parking garage for the parking and storage of more than five motor vehicles; that the roof of the proposed building will also be used for parking cars; that this building will have a frontage of 75 ft. and be 100 ft. 5 in. deep in the cellar, first and 2nd floors and 90 ft. 5 in. deep on the 3rd floor; that the building will have a 3 ft. 8 in. wide fireproof stairs leading to the roof and also direct to street; that cars will be brought to the upper floors and cellar by an elevator; that the proposed building will be modern in design and have large openings on all floors at the building line; that the site is in a highly congested part of the city having many hotels and theatres within the affected area; that the proposed garage will do much to alleviate parking conditions in the area and is a highly needed convenience for the hotel and theatre patrons; that the multi-story parking garage will go further to improve the parking conditions than the present parking lot on the site granted by the Board; that the modern design of the proposed building will be in keeping with the area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance as to use under section 7, subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f thereof to permit the erection and maintenance of a non-storage garage for a term of fifteen (15) years, substantially as proposed and as indicated on plans filed with this application, marked "Received December 29, 1948" (8 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the roof parapet shall be not less than 5 feet 6 inches above the surface of the roof; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

144-49-BZ

APPLICANT—Theron R. Galloway, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district, the installation of an electrical sub-station, with a driveway for business purposes.

PREMISES AFFECTED—71-14 Main street, west side, 26.43 ft. north of 71st road (Block 6619, Lot 132), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Theron R. Galloway:

For Opposition: Edward Sharf, Philip Davis and Alan Hecht.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (144-49-BZ)

WHEREAS, Theron R. Galloway, for Consolidated Edison Co. of New York, owner, filed February 24, 1949, an application under sections 7d and 7e of the zoning resolution, to permit in a residence use district, the installation of an electrical sub-station with a driveway for business purposes affecting premises 71-14 Main street, west side, 26.43 feet north of 71st road (Block 6619, Lot 132), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Main street, 71st road and site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1949, acting on N.B. Applic. 6757/48, reads:

"1. An electrical sub-station in a residence district is contrary to sec. 3, Art. II of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 63.57 ft. front by 100 ft. in depth (irregular), presently vacant; that it is proposed to install an automatic sub-station (electric unit) which is automatically operated and will require no operators; that there will be only occasional inspections; and

WHEREAS, the applicant contends that in connection with the development of Van Wyck Expressway, the City acquired title on July 3, 1946, to the applicant's Jamaica Substation property located on the east side of Van Wyck Boulevard between 91st and Archer avenues; that due to the increasing electric load caused by the rapid growth of vast residential areas throughout Queens and the loss of the Jamaica substation, this Company adopted a plan to establish network areas with a small substation serving each; that the proposed substation is one of this group of nine; that its location was dictated by the load requirements and its relation to other substations; that the construction of seven of these unit substations has been completed and the units put into operation while work on the eighth substation is now under way; that such substations would normally be located in areas zoned for business or less restricted uses, but numerous recent zoning changes have eliminated such areas throughout Queens which precludes the placing of this substation in such an area and compels placing it in a residential district; that while specific mention of the installation of electrical equipment in a residence district is not made in Section 3 of Article II of the Zoning Resolution, passenger railroad stations, clubs, farming, nurseries, truck gardening and greenhouses are specifically permitted; that the proposed use is similar to uses permitted in that it is expressly designed to serve the welfare and needs of the community and to promote and benefit the value and use of the property in the surrounding area; that many of the other operating substations mentioned above are installed and operating without objection in areas similar to the proposed site; and

WHEREAS, the premises and surrounding areas were inspected by a committee of the Board, which recommended that the application should not be granted; and

MINUTES

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7d and 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

166-49-BZ

APPLICANT—Morton L. Kay, for Stuyvant Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—435-443 East 13th street, north side, 125 ft. west of Avenue A and 432 East 14th street, south side, 169 ft. west of Avenue A (Block 441, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Morton L. Kay, Morris Sher and William Hecht.

For Opposition: A. L. Garber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (166-49-BZ)

WHEREAS, Morton L. Kay, for Stuyvant Realty Corp., owner, filed March 7, 1949, an application under section 7h of the zoning resolution, to permit in residence and restricted retail use districts, the parking and storage of more than five motor vehicles for a term of years, affecting premises 435-443 East 13th street, north side, 125 feet west of Avenue A and 432 East 14th street, south side, 169 feet west of Avenue A (Block 441, Lot 23), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue A is in local retail and restricted retail use, B area and Class 1½ height districts; East 13th street is in residence, local retail and retail use, B area and Class 1½ height districts; East 14th street is in retail and restricted retail use, B area and Class 1½ height districts and the site is in residence and restricted use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1949, acting on Alt. Applic. 59/49, reads:

"1. The creation of a use—'parking and storage of more than 5 motor vehicles' located within a residence district, extending into a restricted retail district is contrary to Sections 3— 4B and 4C of the Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. and 105 ft. front by 206 ft. 10½ in. in depth (irregular), presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that it was intended at the time of purchase to erect an amusement structure on the subject site; that however the sudden change of zoning stymied this intention; that the parcels purchased for this contemplated use comprised lots 24, 25 and 26 on 14th street, lot 32 on Avenue A and lot 23, now the open area; that the vacant area came about by the demolition of unsafe dwellings

and the present buildings allowed to remain, housing about 47 families, entail a very large investment; that therefore permission is sought to rent the open area for parking so as to recover at least part of the cost involved to maintain these premises; that an increase of 60% on land assessment has been placed on these holdings since the first of the year; that it is admitted the construction of the Stuyvesant Town and Peter Cooper projects have created a serious condition with regard to the parking and storage of cars throughout the immediate neighborhood by reason of the fact that garage space has not been provided anywhere near the number of car owners occupying these projects; that with reference to curb cuts as shown on plan submitted, they were given careful planning as to location so as not to become hazardous; that if in the Board's opinion, a relocation of these curb cuts from the contemplated location would prove more advantageous from the standpoint of safety, the applicant would accept any recommendations the Board would set forth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions for a temporary term; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received March 7, 1949" (2 sheets), *on condition* that all buildings and uses shall be removed from the premises and the premises shall be leveled substantially to the grade of the abutting streets and shall be surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with a binder and graded so as to provide ground drainage; that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected a chain link fence of the anchor post type to a height of not less than 5 ft. 6 in.; that a similar fence shall be erected along East 13th and East 14th streets, except for entrances as shown; that the entrance on East 13th street shall be toward the east, as indicated; that curb cuts shall be restricted to one on each street, not exceeding 15 ft. in width each; that during the term of this variance the premises shall be occupied for no other uses and no building shall be erected thereon, except there may be erected a building to be occupied solely as an office and shelter for the attendant, near the entrance on East 13th street, provided such building does not exceed 100 sq. ft. in area and not more than one story in height; that such building may be of frame construction; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that bumpers shall be maintained against the interior lot lines for protection of adjoining buildings and fences; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

213-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Charstan Realty Corp., owner (Carnell Manufacturing Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the use of all floor areas for manufacturing purposes.

PREMISES AFFECTED—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: C. Johnson and Mildred G. Sass.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (213-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Charstan Realty Corp., owner; Cornell Mfg. Co., Inc., lessee, filed March 18, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in a business use district, the use of all floor areas for manufacturing purposes, affecting premises 774 to 778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 14, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Adelphi street is in business and unrestricted use, B area and Class 1½ height districts; Fulton street and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1949, acting on Alt. Applic. 4552/48, reads:

"1. Proposed use of all floor areas for manufacturing purposes in a structure located within a Business use district violates Art. II Sec. 4C Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. 2 in. front by 118 ft. 8 in. in depth (irregular) on which is located a building 60 ft. front on Fulton street and approximately 116 ft. 3 in. in depth, 7 stories, 80 ft. in height, of Class 3 construction, presently used for storage, offices and manufacturing of leather novelties; that it is proposed to continue the present manufacture of leather novelties throughout the premises including necessary office and storage space; that mechanical ventilation will be provided throughout cellar; that there is an approved type 2-source sprinkler system throughout the entire building, including stairhalls; and

WHEREAS, the applicant contends that the building was erected before 1892, as evidence by Alt. 785 of 1892 and the premises were then occupied as a piano factory; that Fire Dept. Combustible Permit #38221 was issued July 28, 1916 and indicates a piano factory; that certificate of occupancy 763 was issued in 1919, permitting the building to be used as a storage warehouse, Certificate of Occupancy 5125 was issued in 1924 for same; that in January 31, 1946, C. of O. #113661 was issued permitting manufacturing throughout the entire premises; that this certificate of occupancy is now the subject of a revocation action before the Board of Standards and Appeals; that the building originally had a factory use dating back to before 1892; that the property distant more than 100 ft. from Fulton street is zoned as an unrestricted zone and is developed with unrestricted uses on Adelphi street within the affected area; that it would be permissible under present zoning to use 25% of each floor for manufacturing and the extension to 100% on each floor would not affect the community; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the zoning resolution as to extension of use.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, as to extension of use, on condition that the amount of space occupied throughout the building for actual manufacturing shall not exceed a total of 50% of the total floor area; that such

diagrams showing such manufacturing space shall be filed with the borough superintendent as he may direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto for a factory building erected prior to 1913 and other than as modified by the Board under Calender 214-49-A and that a new certificate of occupancy shall be obtained.

379-49-BZ

APPLICANT—Albert Humble, for The Colonial Church of Bayside, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection of an addition to existing church, nearer to street line than is permitted.

PREMISES AFFECTED—216-17 Luke place, north side, between 216th and 217th streets (Block 7398, Lots 30, 32 and 42), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Albert Humble, Edward W. Springsteen, William H. Latham, Howard C. Shaffer, Jr. and Rudolph M. Paulson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (379-49-BZ)

WHEREAS, Albert Humble for The Colonial Church of Bayside, owner, filed May 13, 1949, an application under Section 21 of the zoning resolution, to permit in a residence use, G-1 district the erection of an addition to an existing church nearer to street line than is permitted, affecting premises 216-17 Luke place, north side, between 216th and 217th streets (Block 7398, Lot 30, 32 and 42), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 14, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 216th street, 217th street and Luke place are in a residence use, G-1 area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1949, acting on Alt. Applic. 749-49, reads:

"1. The minimum required distance from either building line to any part of the building does not comply with Sec. 16c(b) Art. III zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot, 227.69 ft. front by 168.12 ft. in depth, irregular, on which is located a church on Lot 32, and a parsonage on Lot 30, for which Certificate of Occupancy 32080-45 has been issued for public building (assembly, church assembly and classroom) and Certificate of Occupancy 10696-40 for dwelling and garage; that it is proposed to construct an addition to the existing church to be used as a church school and as a recreation building; and

WHEREAS, the applicant contends that the present building was dedicated on December 3, 1939; that the membership has increased from 95 to 568; that the use of the present building has grown to the point where the structure is totally inadequate and many activities either must be curtailed or conducted elsewhere; that the attendance at Sunday morning has exhausted the normal seating capacity with increasing frequency, and on special occasions it has been necessary to conduct double services to accommodate the overload; that the Sunday school enrollment has increased from 23 in 1939 to 375 at present, and is continuing to increase; and

MINUTES

WHEREAS, the plot was zoned for D area and partly for business along Luke place and, the balance for residence and was changed to all residence use July 24, 1947 and to G-1 area on February 7, 1949; and

WHEREAS, prior to the area change to a G-1 zone the working drawings were completed and construction was proposed for early spring and new mortgage obtained based on the plans which conformed to the zoning prior to February 7, 1949; that the new zoning required an enlarged rear yard and an enlarged side yard at one point which would not only disrupt the program but would make the present complete plans useless, with no benefit to any one and a great financial and space loss to the church; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 21 of the zoning resolution as to extension of area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to extension of area, *on condition* that the addition as proposed shall be constructed substantially as proposed and as indicated on plans filed with this application marked "Received May 13, 1949," 6 sheets, and one sheet containing plot diagram marked "Received May 23, 1949"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

590-41-A

APPLICANT—Paul Friedman, for Andrew Torregrossa (d/b/a Andrew Torregrossa Funeral Home) and Pietrina Torregrossa, owners.

SUBJECT—Application reopened March 15, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7819-7823 13th avenue and 1301-1315 79th street, northeast corner (Block 6256, Lots 1 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, John A. Torregrossa and Andrew Torregrossa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set at request of applicant who is to negotiate with the adjoining owner in the meantime as to the purchase of his property which is in the business district, for the use proposed. Testimony from both sides heard completely.

1127-48-A

APPLICANT—Lama, Proskauer and Prober, for Hotel Properties, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for applicant to file revised plans.

203-49-A

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Nelson Page and Walter Eberhart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for applicant to file revised plans.

222-49-A

APPLICANT—Joseph Unger, for Nathan Ringler, d/b/a Holliswood Estates, owner (Holliswood Gardens #1, Inc. and Holliswood Gardens #2, Inc. lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marrengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger and Clarence R. Knickman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over to June 21, 1949 at 10 a.m. for inspection and for further consideration by the Board in connection with 221-49-BZ.

252-49-A

APPLICANT—Joseph Schafran, for Morton Pickman and Cameo Holding Corporation, owners.

SUBJECT—Appeal from a decision of the borough superintendent. (Under sections 35 and 36, General City Law re buildings in bed of and fronting on mapped streets).

PREMISES AFFECTED—69-69 Park Drive East, block bounded by Park Drive East, Jewel Avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Sebastian R. Menillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 10 a.m. for inspection by a committee of the Board.

1008-48-A

APPLICANT—Lama, Proskauer and Prober, for Public Service Motors, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street — 130th street).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn by the applicant, in view of the action by the Board under Cal. 738-41-BZ, denying the application for a zoning variance.

MINUTES

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

849-48-A

APPLICANT—York Distributors, Inc., for National Biscuit Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—410-416 West 16th street, south side, 125 ft. west of 9th avenue (4th floor); (Block 713, Lots 40-41), Borough of Manhattan.

APPEARANCES—

For Applicant: J. B. Anderson, Jr., and H. F. Petersen.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Savage and Blum and Deputy Chief Gunn 4
Negative 0

THE RESOLUTION (849-48-A)

WHEREAS, York Distributors, Inc., for National Biscuit Co., owner, filed September 23, 1948 an appeal from an order of the fire commissioner issued against 410-416 West 16th street, relating to the refrigeration equipment in 418-420 West 16th street, south side, 125 ft. west of 9th avenue, 4th floor, (Block 713, Lots 40 and 41), Borough of Manhattan; and

WHEREAS, Order 58742-LC issued by the fire commissioner July 1, 1948 and repeated in a decision of the fire commissioner dated August 25, 1948 reads:

"Refrigerating systems are not confined to a single building.

YOU ARE THEREFORE ORDERED TO:

1. Discontinue and remove the refrigerant piping not confined to a single building."

and

WHEREAS, the applicant states that the building, 410-416 West 16th street is six stories 80 ft. in height, 100 ft. by 108 ft. 6 in. average in area, of fireproof construction, erected in 1883, located in an unrestricted use A area class 2 height district and used and occupied since 1922 as follows: basement—food storage—6 persons; 1st floor—garbage collection—2 persons; 2nd floor—cracker storage—6 persons; 3rd floor—machine and paper storage—2 persons; 4th floor—paper storage; 5th and 6th floors—machine and paper storage—2 persons each floor; that the building at 418-420 West 16th street is six stories in height, 49 ft. 10 in. by 109 ft. 8 in. in area, of fireproof construction and is known as the Uneeda Annex building; and

WHEREAS, the applicant contends that there are three condensing units located on the 4th floor of the warehouse building at 416 West 16th street, each unit consisting of a class B system containing 49 pounds of F-12 refrigerant from which units liquid and suction lines run to the 4th floor level in building 418-420 West 16th street and through the wall to the 4th floor of said building, which 4th floor is used as a proof room for the purpose of conditioning dough and is occupied by a very small number of people; that both of the buildings involved are part of the plant of the National Biscuit Co., which comprises an entire block; that the warehouse building where the compressors are located is strictly a warehouse for the storage of cartons for the shipment of customers' products and is occupied only by several men making deliveries or pick-ups from various floors; that both buildings are equipped with a sprinkler system having two sources of supply and a standpipe system; that ample window area is available for cross-ventilation; that there are no open flames or apparatus to produce open flames in either building; that the order is based on the fact that these are two separate buildings; that the floor elevations are not the same and in order to go from the 4th floor of

the warehouse building to the 4th floor of the Uneeda Annex, the refrigerant piping has been carried to the 4th floor of the warehouse building and through the wall separating the two buildings, which wall is considered a fire wall; that the objection of the fire commissioner is only a technical one and the equipment installed does not constitute any additional fire hazard to the premises or to the limited personnel working in the premises.

Resolved, that the order of the fire commissioner, acting on Order 58742-LC, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the installation shall be maintained as proposed and to the satisfaction of the fire commissioner and in accordance with the proposed revision of the Code, section C19-99.4, as introduced in 1940, which if adopted, would permit the condition as proposed.

854-48-A

APPLICANT—George Raymond Euell, for Isidor Rosenberg, owner.

SUBJECT—Appeal from orders and decisions of the fire commissioners.

PREMISES AFFECTED—139-Madison street and 10-12 Birmingham street, northeast corner (2nd, 3rd, 5th and 6th floors); (Block 275, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: George R. Euell and F. A. D'Onofrio.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (854-48-A)

WHEREAS, George Raymond Euell, for Isidor Rosenberg, owner filed September 21, 1948, an appeal from orders and decisions of the fire commissioner affecting premises 139 Madison street and 10-12 Birmingham street, northeast corner, (2nd, 3d, 5th and 6th floors); (Block 275, Lot 52), Borough of Manhattan; and

WHEREAS, Order No. 58034C issued by the Fire Commissioner April 30, 1948, and repeated in his decision dated August 27, 1948, reads:

"Surrender to bearer your Fire Department Permit No. 65298 dated to expire November 13th, 1948 which is hereby revoked:

Reason: Only one permit for storage of combustible fibre may be issued in a building occupied as factory or workshop as per Sec. C19-149-f.

YOU ARE THEREFORE HEREBY ORDERED AND REQUIRED TO:

1—Submit evidence that factory or workshop has vacated premises or discontinue storage of combustible fibre on this premises."

and

WHEREAS, order No. 58035C issued by the Fire Commissioner May 6, 1948, and repeated in his decision dated August 27, 1948, reads:

"Surrender to bearer your Fire Department Permit No. 56452 dated to expire September 27th, 1948 which is hereby revoked:

REASON: Only one permit for storage of combustible fibre may be issued in a building occupied as factory or workshop as per Sec. C-19-149-f.

YOU ARE THEREFORE HEREBY ORDERED AND REQUIRED TO:

1—Submit evidence that factory or workshop has vacated premises or discontinue storage of combustible fibre on this premises."

MINUTES

WHEREAS, Order No. 58036 LC issued by the Fire Commissioner April 30, 1948, and repeated in his decision dated August 27, 1948, reads:

"1—Submit evidence that factory or workshop has vacated premises or discontinue storage of combustible fibre on this premises.

REASON: Only one permit for storage of combustible fibre may be issued in a building occupied as factory or workshop as per Sec. C19-149-f."

and

WHEREAS, the applicant states that the building is 7 stories, 66 feet in height, 38 by 81.7 feet in area, Class 3 construction, erected in 1887, located in a business use, C area, Class 1½ height district, used and occupied since approximately 1910: Cellar, vacant; 1st floor—stores; 2nd and 3rd floors, storage of wool clippings, 4 persons per floor; 4th floor, south—printer—2 persons; 4th floor, north—storage of wool clippings, 2 persons; 5th, 6th and 7th floors, storage of wool clippings, 4 persons per floor; that the building is equipped with a one-source sprinkler system throughout and an interior fire alarm system; that there is one interior 3 ft. 8 in. wide steel stairs, brick enclosed, equipped with kalamein, self-closing doors leading from roof bulkhead direct to street and one fire escape at front leading to roof by ladder and to yard by ladder; that windows and doors on the course thereof are fireproof, self-closing; and

WHEREAS, the applicant contends that the premises have been used for the storage of combustible fibre on all floors above the first; that by error the south portion of the 4th floor was leased for a printing shop, which is operated by its two owners who employ no other help; that the latter use is less hazardous than the storage of wool clippings; and

WHEREAS, examination of Fire Department Folder 71R-139.17-1 indicates that permit was issued November 3, 1947 to the occupant of the second floor rear to store from two to five tons of combustible fibre in burlap bags and at that time the use of the premises was stated to be "rags" on 1st to 7th floors, inclusive; permit No. 56452 issued November 6, 1947, (transfer) to expire Sept. 27, 1948; that this permit appears to be the one revoked by Order No. 58035C, which is the subject of this appeal; and

WHEREAS, examination of Fire Dept. Folder 71R139.17-6 indicates that application was filed October 27, 1948, by the occupant of the 6th floor for permission to store two tons of wool clippings; and that Order No. 60611 LC was issued to this occupant December 2, 1948, directing the discontinuance of the storage of combustible fibre in the same building with factory or work shop; and

WHEREAS, examination of Fire Department Folder 71R-139.17-5 indicates that application was filed April 16, 1948, by the occupant of the 4th floor for permission to store 5 tons of baled combustible fibre and no permit was issued on this application; that Order 58036 LC issued October 30, 1948, was issued to this occupant; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board

Resolved, that the decisions of the fire commissioner, acting on Orders 58034-C, 58035-C and 58036-LC, be and they hereby are *affirmed* and the appeal be and it hereby is *denied*.

906-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Charstan Realty Corp. (Carnell Mfg. Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 113661-46 re Alt. 32/19.

PREMISES AFFECTED—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted; Certificate of Occupancy 113661-46 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 113661-46—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (906-48-A)

WHEREAS, Benjamin Saltzman, borough superintendent, Department of Housing and Buildings, Brooklyn, filed October 7, 1948 an application for revocation of C. O. 113661 issued January 31, 1946 affecting premises 772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn, owned by Charstan Realty Corporation (Carnell Manufacturing Co., Inc., lessee); and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. 2 in. by 47 ft. 7 in. irregular in area, upon which a 7 story building 90 ft. in height, of class 3 construction, 59 ft. 7 in. by 100 ft. irregular in area, was erected prior to October 1, 1913, located in a business use B area class 1-½ height district, used and occupied since January 31, 1946 as follows: cellar—ordinary; 1st to 7th floors—light manufacturing—45 persons on the 1st, 10 on the 2nd, 45 on the 3rd, and 10 on each of the 4th, 5th, 6th and 7th stories; that the building is equipped with a one source sprinkler system and an interior fire alarm system; that there are two 44 in. wide interior wood stairs, one fireproof enclosed and the other fire-retarded, equipped with kalamein self-closing doors, that one stairway leads to roof and one stairway leads direct to street and the other stairway leads to street throughout open area; and

WHEREAS, C. O. 113661 issued January 31, 1946 upon completion of work under Alt. 32-19 describes the building as brick construction, having an occupancy classification of light manufacturing and permits its present use and occupancy; that it contains the notation "business district use or occupancy not to violate paragraphs (a) or (b) of Section 4, Article II of the Zone Resolution"; and

WHEREAS, the applicant has filed a certificate of the office of the City Register, County of Queens, stating that the Charstan Realty Corporation, 225 Lafayette street, Manhattan, is the last owner of record; and

WHEREAS, the applicant has filed copy of C. O. 5125A issued August 14, 1924 permitting the use of 774-778 Fulton street as a warehouse with floor loads subject to posted cards, and a copy of C. O. 763A issued March 28, 1919 permitting the use of 774-776 Fulton street for storage warehouse; 1st floor—400 lbs. liveload; 2nd floor—120 lbs.; 3rd floor—150 lbs.; 4th floor—150 lbs.; and

WHEREAS, the applicant contends that this application seeks to revoke C. O. 113661 issued January 1, 1946 on permit Alt. 32-1919 for a factory because in a business district, manufacturing exceeding 25 percentum of the total floor area of the building is in violation of Section 4c of the zoning resolution and no approval for factory was granted in connection with Alt. 32-1919 but instead shows approval as a storage warehouse for which C. O. 763A was issued March 28, 1919; that the liveload of all floors were reduced by alteration application 22625-1923 with Alt. Permit 18058-1923 to 75 lbs. and 60 lbs. per sq. ft. instead of that shown in C. O. 113661 as 400 lbs. on 1st floor; 120 lbs. on 2nd floor; 150 lbs. on 3rd and 4th floors and 125 lbs. per sq. ft. on 5th, 6th and 7th floors; that the plans with this permit are missing from the files; that Permit Alteration 18058-23 and accompanying C. O. 5125A approved as a warehouse was ignored when C. O. 113661 was issued on prior permit Alteration 32-19; that an inspection on September 27, 1948 shows that the building does not fully comply with the Labor Law, and a diligent search of the

MINUTES

records fails to disclose the report of the conditions of the premises required by Section 2.1.3.4 of the building code and Section C26-184.0 of the administrative code; that accordingly C. O. 113661 should be revoked; and

WHEREAS, the Board granted at this meeting, a zoning variance to permit restoration of factory use in the building not to exceed an area of 50 per cent of the total floor area and requiring that a new certificate of occupancy be obtained.

Resolved, that the Board of Standards and Appeals does hereby *revoke* Certificate of Occupancy No. C113661, issued January 31, 1946.

1048-48-A

APPLICANT—Montauk Book Manufacturing Co. Inc., for 419 Lafayette Street, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—419-421 Lafayette street, east side, 410.5 ft. south of Astor place (7th and 8th floors); (Block 544, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham M. Weinberg.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1048-48-A)

WHEREAS, Montauk Book Manufacturing Co., Inc., for 419 Lafayette Street, Inc., owner, filed December 3, 1948, an appeal from an order of the fire commissioner, affecting premises 419-421 Lafayette street, east side, 410.5 ft. south of Astor place (7th and 8th floors), (Block 544, Lot 13), Borough of Manhattan; and

WHEREAS, Order No. 60328 LC issued by the Fire Commissioner November 5, 1948, reads:

"1. Discontinue storage or manufacture of any nitro-cellulose products."

and

WHEREAS, the applicant states that the building is 8 stories, 112 ft. in height, 52 ft. 1½ in. by 148 ft. 11 in. in area, semi-fireproof construction, erected in 1894, located in an unrestricted use, B area, Class 2 height district; used and occupied since 1894 as follows: Basement — boilerroom and storage of brass products and paper, 3 persons; 1st floor—brass products factory and offices, 20 persons; 2nd floor—offices and storage—7 persons; 3d floor—printing—18 persons; 4th, 5th, 6th and 7th floors—bookbinding—15, 38, 9 and 30 persons respectively; 8th floor—storage of binding materials and paper, 2 persons; that no change in use or occupancy is proposed; that the building is provided with a two-source sprinkler system, an interior fire alarm system, a standpipe system; no regular monthly fire drills are maintained; that there is one interior stairs, 4 ft. wide, of iron construction with slate treads, enclosed in lath and plaster, equipped with kalamein, self-closing doors, leading direct to street and roof bulkhead; that one fire escape at the rear of the building leads to the roof by stair and to yard by exterior stairs with egress to street through a 27 ft. alleyway on the side; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant contends that application was made to the fire commissioner for permission to store and use 500 lbs. of celluloid sheets to be used in the binding of books on these premises; that this application was denied as the premises are situated within 50 ft. of a place of public assembly which is at 423 to 437 Lafayette street occupied by the Hebrew Immigrant Aid Society; that the owner and occupant of 419 Lafayette street has been in the print-

ing and bookbinding business for more than 25 years and at its present location 10 years; that it uses the entire building above the ground floor for the printing of books; that celluloid covers are used for binding religious books and while a small portion of the applicant's business consists of this type of binding, it is essential that it be able to accommodate its customers; that only such quantity, not exceeding 500 lbs. of celluloid will be stored and used, and none will be left on hand or stored when a particular job is completed; that in the ordinary course of business three weeks will elapse between the time that the celluloid sheets are received and the time the binding is completed and delivered to the customers; that the storage of celluloid sheets will be confined to the 8th floor in an approved metal cabinet complying with all the requirements therefor; that vent from this cabinet will be constructed so as not to terminate in the same plane as any openings in the adjoining building occupied by the Hebrew Immigrant Aid Society; that the manufacturing process which is entirely by hand will be confined to the 7th floor; that there is no danger of sparks igniting the material in the course of manufacture; that there are no open flames on the 7th or 8th floors; that water buckets, sand buckets and other portable fire fighting equipment will be provided as required; that the building is an eight-story semi-fireproof building of 20 in. brick walls at front and 16 in. brick walls at rear and side, equipped throughout with a 100% two source sprinkler system; that there is also a standpipe system throughout; that there are two siamese connections, one for standpipe and one for sprinkler; that there are two gravity tanks on the roof, one for standpipe and one for sprinkler and house supply and one steel pressure tank supplying the sprinkler system; that gravity tanks have 10,000 gallon capacity and the pressure tank 1,500 gallons; that the north wall of the building in question was separated from the the south wall of the Hebrew Immigrant Aid Society building by a 27 ft. alleyway running the entire depth of the building for a distance of about 150 ft.; that the Hebrew Immigrant Aid Society building is three stories high, approximately 200 ft. wide and 125 ft. in depth; that there is no wall of this building adjoining the rear 25 ft. of the applicant's building; that at the 7th and 8th floor levels, which are the floors in question, there is a clearance to the north above the roof of the Hebrew Immigrant Aid Society building of about 250 ft. to the next building on the north; that the physical conditions are of such a character that no fire hazard or danger exists to the Hebrew Immigrant Aid Society Building.

Resolved, that the decision of the fire commissioner, as to Order 60328-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the amount of celluloid stored within the building shall not exceed the amount as proposed, namely 500 lbs.; that such celluloid shall be stored on the 7th floor in an approved cabinet as proposed; that the process shall be maintained to the satisfaction of the fire commissioner; that the two source sprinkler system, interior fire alarm system and standpipe system shall be maintained to the satisfaction of the fire commissioner.

214-49-A

APPLICANT—Lama, Proskauer and Prober, for Charstan Realty Corp., owner (Carnell Manufacturing Company, Inc., Lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (214-49-A)

WHEREAS, Lama, Proskauer and Prober, for Charstan Realty Corp., owner; Carnell Mfg. Co., Inc., lessee, on March 18, 1949, filed an appeal from a decision of the borough superintendent, affecting premises 774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1949, acting on Alt. Applic. 4552/49, reads:

"2. Proposed use of structure more than 4 stories as a factory building violates Sec. 270 Labor Law—fireproof structure required.

3. Floor carrying capacity inadequate 120# per sq. ft. min. liveload capacity required. Sec. C26-345.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 7 stories, 80 ft. in height, 60 ft. by 56 ft. 9 in. and 61 ft. 11 in., irregular, in area, Class 3 construction, located on a lot 100 ft. 2 in. by 56 ft. 9 in. and 61 ft. 11 in., irregular in area, in a business use, B area, Class 1½ height district, erected before 1892, used and occupied since 1946, for the manufacture of leather novelties; with a maximum occupancy of 50 persons per floor; that the building is equipped with a two-source sprinkler system; that an approved interior fire alarm system will be installed; that there are two 3 ft. 8 in. wide wood stairs, one of which is brick-enclosed and the other fire-retarded, equipped with fireproof, self-closing doors extending direct to street; that one stair leads to roof and the other is provided with a ladder and scuttle; and

WHEREAS, the applicant states that under Alt. Applic. 785/92 the building was shown to be occupied as a piano factory; that Combustible Permit 38221 issued July 28, 1916, indicates the use as a piano factory; that Certificate of Occupancy 763/19 permits the building to be used as a storage warehouse, as does Certificate of Occupancy 5125/24; that on January 31, 1946, Certificate of Occupancy 113661 was issued, permitting manufacturing throughout the building; that this certificate of occupancy is now the subject of an application for revocation under Cal. 906-48-A; and

WHEREAS, the applicant contends as to Objection 2 of the decision that to continue the factory use will not be hazardous as the building is of masonry and heavy construction; that there is a two-source sprinkler system throughout; that the front stairs are 3 ft. 8 in. wide extend from roof to street, enclosed with fire-retarded partitions; that fireproof, self-closing doors leading to front stairs are being relocated and will be fireproof, self-closing and provided with a fire-retarded vestibule on all floors, so that the doors will not extend over the stair landings; that the rear stairs are 3 ft. 8 in. wide, extending to side yard; that an iron ladder with scuttle to the roof will be installed at the 7th floor level; that all doors to the rear stairs will be fireproof, self-closing so arranged by erection of a brick-enclosed vestibule as not to swing over the stair landings; that the present two-source sprinkler system is installed in both stairhalls throughout the building; that the stair capacity is greater than the number of persons proposed for each floor; that such additional fire-fighting equipment as directed by the Fire Commissioner will be installed and an interior fire alarm system installed; that as to Objection 3, the building had an original factory and warehouse use up to 1892; that Alt. 32-1919 permitted a liveload of 130 lbs. or more on all floors; that the present floor beams are capable of sustaining a liveload of at least 100 lbs. per square foot; that not more than 100 lbs. will be imposed at any time and this load will never be approached throughout, due to work benches and aisle spaces; that the 100 lbs. liveload will be posted throughout all floors.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4552-49, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 2, on condition that the building shall not be increased in height or area and shall in all other respects meet the requirements of all laws, rules and regulations applicable thereto for a factory building as erected prior to 1913, and used throughout for factory purposes; as to Objection 3, that the floor carrying capacity shall be subject to an application filed with the Department of Housing and Buildings showing load computations for all floors and that generally the floor bearing capacity shall be not less than 120 lbs. per superficial foot but may be reduced to not less than 100 lbs. per superficial foot as to certain places where considered safe by the borough superintendent; that in all other respects the requirements of all laws, rules and regulations shall be complied with other than as modified this day under Cal. 213-49-BZ and that a new certificate of occupancy shall be obtained.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

483-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—USG Red Top Ivory Finish Lime, Red Top Grand Prize Finish Lime, Red Top Grand Prize Finish Lime, Red Top Masons Hydrated Lime, Red Top Fibred Lime, Samson Masons Hydrate Lime and Samson Hydrate Finishing Lime, Minit-Mix and Mortaseal (reopened April 5, 1949—re amendment of resolution to change the following brand names; Red Top Ivory Finish Lime to Red Top Hydrated Finishing Lime; Red Top Grand Prize Finish Lime to Grand Prize Hydrated Finishing Lime and Minit Mix to Ivory Pressure Hydrated Finishing Lime).

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (483-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 27, 1949

Re: Cal. 483-39-SM.

Subject: Amendment of Resolution as to change of brand names.

United States Gypsum Co., New York, requested by letter dated March 18, 1949 that Cal. 483-39-SM be reopened to change brand names. The case was reopened by a vote of the Board April 5, 1949.

Description

USG. requested that they be allowed to change the following brand names; Red Top Ivory Finish Lime (approved by the Board March 11, 1941) to Red Top Hydrated Finishing Lime; Red Top Grand Prize Finish Lime (approved by the Board March 11, 1941) to Grand Prize Hydrated Finishing Lime and Minit Mix (approved by the Board October 5, 1943) to Ivory Pressure Hydrated Finishing Lime.

Recommendation

The Committee on Test recommends that the resolution adopted March 11, 1941 and amended October 5, 1943 be amended to change the following brand names "Red

MINUTES

Top Ivory Finish Line" to "Red Top Hydrated Finishing Line"; "Red Top Grand Prize Finish Line" to Grand Prize Hydrated Finishing Line" and "Minit-Mix" to Ivory Pressure Hydrated Finishing Line" on condition that the requirements of the resolution adopted March 11, 1941 and amended October 5, 1943 under Cal. 483-39-SM be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the resolutions of March 11, 1941 and October 5, 1943, in accordance with the above report.

484-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Blue Label Cheshire Finish Quicklime, Farnams Cheshire Finish Quicklime, USG Masons Quicklime, Samson Finish Quicklime and Samson Masons Quicklime (reopened April 5, 1949—re amendment of resolution to permit marketing of USG Masons Quicklime under the additional brand name Red Top Masons Quicklime, and the same material varying only in degree of particle fineness under the following brand names USG Quicklime-Lump; USG Quicklime-Pebble; USG Quicklime-Pulverized; USG Quicklime-Superfine; USG Quicklime-Fine Grain and USG Quicklime-Crushed.

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (484-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 27, 1949

Re: Cal. 484-39-SM

Subject: Amendment of Resolution as to change of brand names.

United States Gypsum Company New York requested, by letter dated March 18, 1949 that Cal. No. 484-39-SM be reopened to change brand names. The case was reopened by a vote of the Board April 5, 1949.

Description

USG. requested that they be allowed to market "USG Masons Quicklime" (approved under Cal. No. 484-39-SM on July 15, 1941) under the additional brand name "Red Top Masons Quicklime," and the same material varying only in degrees of particle fineness under the following brand names "USG Quicklime-Lump"; "USG Quicklime-Pebble"; "USG Quicklime-Pulverized"; "USG Quicklime-Superfine"; "USG Quicklime-Fine grain" and "USG Quicklime-Crushed."

Recommendation

The Committee on Test recommends that the resolution adopted on July 15, 1941 under Cal. 484-39-SM be amended so that "USG Mason Quicklime" may be marketed under the additional brand name "Red Top Mason Quicklime" and the same material varying only in degree of particle

fineness under the following brand names "USG Quicklime-Lump"; "USG Quicklime-Pebble"; "USG Quicklime-Pulverized"; "USG Quicklime-Superfine"; "USG Quicklime-Fine grain" and "USG Quicklime-Crushed" on condition that the requirements adopted July 15, 1941 under Cal. 484-39-SM be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 15, 1941, in accordance with the above report.

991-47-SA

APPLICANT—Dravo Corporation, owner.

SUBJECT—Dravo Counterflo Unit Heater, Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO (reopened July 20, 1948—re amendment of resolution to include additional motors, safety control and use of #5 oil).

APPEARANCES—

For Applicant: George C. Cummings.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (991-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 18, 1949

Re: Cal. 991-47-SA

Subject: Reopening and Amendment of resolution to include additional motors, safety control and use of #5 oil.

The Dravo Corp., Pittsburgh, requested, by letter dated May 7, 1948, that the Board reopen and amend the resolution, adopted by the Board April 6, 1948, to substitute different motors than that specified in the resolution, to include an additional safety control and to allow the use of #5 oil in the Model HO unit. This application was reopened on July 20, 1948.

Test

The Dravo Corp. submitted a copy of tests conducted at the Research Laboratory, Neville Island, Pa., on July 8, 1948 on the HO unit, Models 40-HO through 200-HO (approved by the Board) in which a #5 oil was used as the heating medium in all cases. The specification of the oil used is as follows:

Gravity API — 21.7
Viscosity at 100° — 100 S.S.U.
Flash Point (open cup) — 175° F.
Pour Point — 0° F.
BTU content — 148,000 BTU per gal.

The result of this test showed that during the period of test there was no evidence of delayed ignition with the oil at room temperature and at 0° F. the flame was continuous, non fluctuating and free from smoke and soot.

Recommendation

On the basis of the test and the information supplied by the applicant the Committee is of the opinion that the Dravo Counter Flow Unit Heaters Models 40-HO; 50-HO; 75-

MINUTES

HO; 100-HO; 125-HO; 150-HO; 175-HO and 200-HO may be approved with fuel oil not heavier than #5 (as meeting the specifications as outlined above) for use in commercial installations.

The Committee further recommends that the Dravo Corp. may make the following substitutions in their burner motor only.

LO UNIT

Wagner Type RK	¼ HP	110/220V	1 Phase	1725 RPM
Wagner Type TK	½ HP	110/220V	1 Phase	1725 RPM
Howell Type CIT	¼ HP	115/230V	1 Phase	1725 RPM

HO UNIT

Wagner Type TA	} ½ HP	110/220V	1 Phase	1725 RPM
Wagner Type TA (C1638)				

The Committee further recommends that the Dravo Corp. may use the Minneapolis Honeywell safety combustion control Type R-180-B in combination with the approved photocell.

All other recommendations of the resolution dated April 6, 1948 to be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 6, 1948, in accordance with the above report.

1045-47-SA

APPLICANT—Samuel Kaplan, for Eisenberg Industrial Contracting Co., owner.

SUBJECT—Eisenberg Automatic Button Dipping and Drying Machine, approval of.

APPEARANCES—
For Applicant: Raymond Rochlin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1045-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 1, 1949

Re: Cal. 1045-47-SA

Subject: Eisenberg Automatic button dipping and drying machine; approval of.

Samuel Kaplan, for Eisenberg Industrial Contracting Co. of New York, filed December 9, 1947 an application with the Board of Standards and Appeals for approval of the Eisenberg Automatic button dipping and drying machine under the provisions of C26-178.0.b and the Paint Spraying Rules of the Board.

Description

The main field for this appliance is in the celluloid button industry. The machine consists essentially of the following parts. A monel metal table along which travels a power driven chain conveyor carrying hardened steel pins upon which the buttons are automatically pressed by means of adjustable monel metal shoes; an enclosed copper trough containing the volatile solvent through which the conveyor travels and into which the buttons are dipped; a drying oven into which the buttons are automatically carried for

drying and stripping device for removing the buttons from the pins after drying.

The conveyor drive is made up of an explosion proof motor, speed adjustment and gear reducer driving through chain and sprockel.

The drying chamber made up of transite panels, is heated to an operating temperature of 100° F. by means of steam coil. The heated air is recirculated within the drying chamber by means of a small propellor type fan driven by an explosion type motor through belt and pulley.

Controls: The appliance is equipped with a torque switch, which in any contingency, such as a chain seizure, which would put an abnormal demand on the motor output, power is automatically shut off by means of a limit switch actuated by the excess torque at the motor shaft.

The drying oven temperature is maintained by means of a solenoid valve in the steam line controlled by a thermostat, set at 100° F., mounted on the drying oven. A warm air limit switch, also located on the oven will function to shut down the oven in the event of excessive temperature rise. This switch is set 75° F. above the maximum operating temperature and must be manually reset after it functions.

All parts of the machine are grounded in order to prevent the accumulation of charges of static electricity.

The appliance is also equipped with an automatic CO₂ fire extinguishing system (C-O- Two) operated by means of fusible link detectors. Out-lets are provided into the drying oven and also into the trough which contains the volatile solvent.

Operation

The celluloid buttons are automatically forced onto the steel pins, which project from the conveyor system, the conveyor system moves through the solvent, dipping the buttons. After traveling through the solvent the buttons, still on the steel pins, are conveyed into the drying chamber where they are dried by steam heat. After drying the buttons are stripped from the steel pins by monel metal fingers through which the pins pass. The buttons, after stripping slide down and chute into container.

Inspection and Test

The appliance was inspected and tested February 18, 1948 at 415 Lafayette Street, New York City, in the presence of Chief Engr. L. V. Huber and J. A. Darts, Jr., Engineering Division, of Committee on Test and Mr. S. Kaplan representing the applicant. The appliance operated as designed and the controls functioned as required.

Recommendations

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Eisenberg Automatic button dipping and drying machine under the provisions of C26-191.0 Administrative Building Code on condition that the CO₂ system be checked at the maximum of three month intervals in order to see that the pressure is maintained; further that all installations comply with this report and the Paint Spraying Rules of the Board; and the appliance to be installed only in a building of Fireproof Construction as set forth in C26-239.0 and further that each appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1045-47-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

307-48-SA

APPLICANT—Huebsch Manufacturing Co., owner.

SUBJECT—Huebsch Open End Drying Tumbler (gas-heated clothes dryer), approval of.

APPEARANCES—

For Applicant L. Frank Wright.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (307-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 4, 1949

Re: Cal. 307-48-SA

Subject: Huebsch Open End Drying Tumbler (Gas-Heated), approval of.

Huebsch Manufacturing Co., Milwaukee Wisconsin filed April 7, 1948 an application with the Board of Standards and Appeals for approval of the Huebsch Open End Drying Tumbler (Gas Heated) under the provisions of C26-178.0 and Article 12 of the Administrative Building Code.

Description

The appliance, a gas heated commercial drying tumbler, consist of a perforated metal cylinder 36 inches in diameter by 18 inches, 20 inches or 30 inches deep inside dimensions, this cylinder rotates within an enclosing metal shell and is equipped with an exhaust fan 8 inches to 10 inches in diameter and a fan rotor 12 inches to 13 inches in diameter, a gas heating unit is placed on top of the enclosing shell, so that the fan draws air through the heater to warm it and then through the perforated cylinder and dries the material therein. The 36 x 18 inch cylinder dries about 20 lbs. of material in 30 minutes, the 36 x 24 inch about 26 lbs and the 36 x 30 inch cylinder about 32 lbs.

The damp clothes or fabrics are placed in the perforated cylinder, the door is closed the motor switched on and gas turned on.

The warm air circulating through the clothes dries them and is then exhausted to the outer air.

The timing cycle is 16 minutes.

The controls consist of a switch interlock which causes the motor to shut off if the door is opened. When the motor is cut off either by the switch interlock or by power failure the tumbler and the fan cease to operate and a Basoid valve shuts off the gas supply. A thermocouple attached to the Basoid valve also shuts off gas supply if pilot light is not burning. There are no combustible parts to this appliance other than the wiring installation and no lint is formed.

Inspection and Test

A model was inspected July 12, 1948 at 365 Ferry Street New York. Present at the test were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, of Committee on Test and Mr. Wright representing the applicant. The device was subjected to a full drying cycle with a loading of ten pounds of semi-dry clothes. The machine operated as designed.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends that the Huebsch Open End Drying Tumbler (Gas Heated) be approved under C26-191.0 when installed in accordance with this report and Article 12 Sub. Article 1 of the Administrative Building Code.

It is further recommended that each machine bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 307-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

788-48-SA

APPLICANT—Huebsch Manufacturing Co., owner.

SUBJECT—Huebsch Open End Drying Tumbler (steam coil operated for dry cleaning use), approval of.

APPEARANCES—

For Applicant L. Frank Wright.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (788-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 16, 1948

Re: Cal. 788-48-SA

SUBJECT: Huebsch Open End Drying Tumbler (Steam Coil Operated for dry cleaning use) approval of;

The Huebsch Manufacturing Co., Milwaukee Wisconsin filed September 1, 1948 an application with the Board of Standards and Appeals for approval of the Huebsch Open End Drying Tumbler (Steam Coil Operated for dry cleaning use) under the provisions of C26-178.0 and Article 12 Chapter 26 Administrative Building Code and Article 12 Chapter 19 Fire Prevention Code.

Description

The device is used to tumble dry and deodorize clothing that has been partially dried by an extractor or wringer. The device will dry and deodorize about 30 pounds of clothing per operation.

The device consists of perforated cylinder which rotates inside an inclosing shell, a motor driven fan and a steam coil heating unit.

The perforated cylinder is No. 18 gauge galvanized sheet metal and the shell is No. 16 gauge sheet metal. The fan, operating at 1750 r.p.m., and driven by an explosion proof motor draws air through the copper steam coil, warms the air and then exhausts the air through a duct which is vented to the outside air.

An explosion door and fused steam extinguisher valve are located on the left side of and outside the shell. Pressure from inside the shell automatically opens the explosion door and turns on a steam valve to inject live steam into the shell and cylinder. A fuse link also located inside the explosion door, when melted, automatically turns on the steam valve in the same manner as the explosion door.

The device is also equipped with a switch interlock which cause the fan motor to cut-off if the door is opened, thereby stopping the machine.

MINUTES

Inspection and Test

A model was inspected October 14, 1948 at 800 Sterling Place, Brooklyn, New York, in the presence of Commissioner C. M. Blum, Chief Engr. L. V. Huber and J. A. Darts Engineering Division, Committee on Test and Mr. F. Wright representing the applicant. The device was subjected to a full drying and deodorizing cycle with 20 pounds of dry cleaning and the machine was found to operate as designed.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends that the Huebsch Open End Drying Tumbler (Steam Coil Operated for dry cleaning use) be approved under the provisions of C26-191.0 when installed in accordance with this report and the requirements of Article 12 Chapter 26 Administrative Building Code and Article 12 Chapter 19 (Fire Prevention Code).

The Committee further recommends that each installation be provided with a screened lint catcher in order to obviate flying lint and that each installation be vented to the outer air by a duct of a size ranging from 8" to 10" in diameter.

It is further recommended that each machine bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 788-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

99-49-SM

APPLICANT—Elastic Stop Nut Corp. of America, owner.
SUBJECT—ES-Nails, approval of.

APPEARANCES—

For Applicant: John G. Holschuh.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (99-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

May 12, 1949.

Cal. 99-49-SM.

Subject: ES-Nails (Elastic Stop),
Approval of.

The Elastic Stop Nut Corp. of America filed January 6, 1949, an application with the Board of Standards and Appeals for approval of the ES-Nails (Elastic-stop) under the provisions of C26-178.0.b Administrative Building Code and the (Fiber Board) Rules of the Board of Standards and Appeals.

Description

ES-Nails are a special nail for a special purpose. With the increasing use of gypsum and insulation sheathing in the construction field, especially in the small home building, there is a definite need for a satisfactory fastener which will permit the attachment of shingles directly to these materials. ES-nails are specifically designed for this purpose.

They are driven with a carpenter's hammer just like an ordinary nail. No special installation tools are necessary. The fastener is made from a strip of sheet metal, which is channeled at both ends and bent around a triangular arbor to form the head. The outer or driving leg sheaths and protects the inner leg, which operates the locking mechanism. A small V-shaped tab on the inner leg is forced into a slot in the driving leg during manufacture, providing the necessary hinge for the clinching foot. When driven into the material, the last blow of the hammer collapses the triangular head against the face of the shingle, which by a simple lever action causes the locking foot to be drawn up behind the sheathing material.

ES-nails are manufactured in two general type, each type made in two lengths: (1) Concealed Type—for use at nailing points covered by a succeeding shingle course:

1 3/8" length—ES-nail Part S-1501-11

1 3/4" length—ES-nail Part S-1501-14

Exposed type—for use at visible nailing points.

1 3/8" length—ES-nail Part S-1499-11

1 5/8" length—ES-nail Part S-1499-13

Best results are obtained with ES-nails when the proper length is used for each specific application, since the maximum holding power is attained when the locking foot clinches slightly within or just behind the sheathing material. The following are the ES-nails recommended for specific applications, and the number and weight required per square (including droppage):

Application	Part	No. Per Square	Approx. Weight Per Square
1) Asbestos shingles on 1/2" sheathing:			
Top nailing (2 nails per shingle)	S-1501-01	125	1/2 lb.
Face Nailing	S-1499-11	190	1/4 lb.
2) Asbestos shingles on 25/32" sheathing:			
Top nailing (2 nails per shingle)	S-1501-14	125	2/3 lb.
Face nailing	S-1499-13	190	1/3 lb.
3) Wood shingles on 1/2" or 25/32" sheathing:			
Single coursing	S-1501-14	*575	*2 3/4 lbs.
Double coursing	S-1501-14	*450	*2 1/4 lbs.
4) Asphalt shingles on 1/2" sheathing	S-1501-11	500	1 3/4 lbs.
5) Asphalt shingles on 25/32" or 1" sheathing	S-1501-14	500	2 1/2 lbs.

Inspection and Test

This material was inspected and tested at the plant of the applicant at Union, N. J. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and J. G. Holschuh, representing the applicant. The manufacturing processes were investigated and test made on the holding power of the nails. Samples of the nails were examined at the office of the Board; present were Commissioner Charles M. Blum and John A. Darts of the Committee on Test.

Tests on Armstrong 25/32 insulated sheathing for application of asbestos shingle 1 5/8" nail—average of 5 tests—50 lbs. S. 1499-13; for application with wood shingles 43 lbs. S-1501-14; for application of asbestos shingles on 1/2 inch gypsum sheathing 1499-11 65 lbs.; for application wood shingles on 1/2" gypsum sheathing 63 lbs. S-1501-14. With ordinary 1 1/2" galvanized average 3 lbs.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the ES-nails (elastic stop) for use in New York

MINUTES

City for the application of asbestos and wood shingles except where prohibited under C26-539.0 to insulated sheathing board 25/32" and 1/2", when manufactured and used in accordance with this report and on condition that each container of these nails bears a label reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 99-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

179-49-SA

APPLICANT—Cleveland Steel Products Corporation,
owner.

SUBJECT—Toridheet Pressure Type Oil Burner, Model J, approval of.

APPEARANCES—

For Applicant: Joseph F. Donnelly.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (179-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 26, 1949

Re : Cal. 179-49-SA

Subject : Toridheet Pressure Type Oil Burner, Model J, approval of

The Cleveland Steel Products Corporation of Cleveland, Ohio, filed March 3, 1949, an application with the Board of Standards and Appeals for approval of the Toridheet Pressure Type Oil Burner, Model J, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These are mechanical draft oil burners of the pressure atomizing type suitable for installation in hot water and steam boilers and warm air furnaces with fuel oil not heavier than No. 3 U. S. Dept. of Commerce Standards. The burner consists of an assembly of the following parts. A base of flange mounting of steel; Fan housing of stamped steel; Sirocco type fan; Sundstand or equal fuel units; Jefferson or equal transformer 10,000 volts, Ohio or equal motor 1725 R.P.M. 60 cycle 110 volts. The controls consist of the following Minneapolis Honeywell Pressuretrol, Minneapolis Honeywell Aquastat, Minneapolis Honeywell Clock Control, Minneapolis Honeywell Relay, RA 117. The burner has been approved by the Underwriters Laboratory under Mis. Petroleum 949, Application No. 47C3196.

Inspection and Test

The burner was inspected and tested at 573 7th Street, Brooklyn on April 20, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts of the Engineering Division of the Committee on Test and Mr. J. F. Donnelly and Mr. J. T. McDonnell, representing the manufacturer. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner, as assembled,

was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. With the oil cut off, the controls functioned in 60 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 620 deg. F.; the CO₂ content of the flue gases was 9.6%.

Recommendation

On the basis of this inspection and test the data filed with this application, the Committee on Test recommends the approval of the burner known as Toridheet Pressure Type Oil Burner, Model J, for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 179-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 1:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS.

1107-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Brooklyn Steel Bed Corporation (Merit Lamp Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 117173-47, re Alt. 1372-23.

PREMISES AFFECTED—52-56 Garden street, southwest side, 117 ft. 1 1/2 in. northwest of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted; Certificate of Occupancy 117173-47 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 117173-47—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1107-48-A)

WHEREAS, Benjamin Saltzman, borough superintendent of, Department of Housing and Buildings, Brooklyn, filed December 28, 1948, an application for revocation of Certificate of Occupancy 117173-47, affecting premises 52-54-56 Garden street southwest side, 117 ft. 1 1/2 in. northwest of Bushwick avenue (Block 3137, Lot 86), Brooklyn, which premises are

MINUTES

in the ownership of the Brooklyn Steel Bed Corporation, Merit Lamp Company, lessee; and

WHEREAS, the applicant states that the building is 3 stories 38 ft. in height; 60 ft. by 40 ft. in area at typical floor, 60 ft. by 100 ft. in area at street level, of Class 4 construction; erected prior to 1900; located on a lot 60 ft. by 100 ft. in area, in an unrestricted use, B area, Class 1 height district, used and occupied since April 1, 1947, cellar, ordinary; 1st, 2nd and 3rd stories, factory, 7 persons on the 1st; 5 on the 2nd and 5 on the 3rd; and

WHEREAS, Violation 5527-48, was issued December 27, 1948, for doing work on the premises without a permit, consisting of constructing block partitions, forming welding room and drying room, the installation of spray booth, vent flue, concrete floor or spray booth and drying room all on the 1st floor; for removing stairway between 1st and 3rd floor at 54 Garden street, removing partition wall between 54 and 56 Garden street, creating opening in wall between 52 and 54 Garden street, removing lath and plaster from wood studs at front of 52 Garden street, all on the 2nd floor, for removing door from stairway enclosure to stairway at 56 Garden street and installing fireproof door at 2nd floor of 56 Garden street; and

WHEREAS, Exit Order 50-48, issued December 27, 1948, stated that access to exits are obstructed on 1st, 2nd and 3rd floors; that exit signs and lights are not provided over all openings to exits on all floors; that stairways and hallways within stairways not all clear of obstructions; and

WHEREAS, the applicant states that the exits are not involved in this appeal; and

WHEREAS, Certificate of Occupancy 117173, issued April 1, 1947, upon completion of work under Alt. Applic. 1372-23, permits the present use and occupancy; and

WHEREAS, Certificate of Occupancy 2534, issued January 11, 1922 upon completion of work under Permit No. 11366-21, permits the use of the 1st floor of No. 54 to 56 Garden street as a print shop, 2nd floor, one family and 3rd floor, one family in No. 54, and 2nd and 3rd floors, factory in 56; and

WHEREAS, the applicant has filed a certificate from the office of the City Register stating that the last recorded deed shows the ownership of the premises to be in the Brooklyn Steel Bed Corporation, 494 Dumont Avenue, Brooklyn, New York; and

WHEREAS, the owner and lessee have been notified by regular mail of this hearing; and

WHEREAS, the applicant contends that this application seeks to revoke C.O. 117173 issued April 1, 1947, on Alteration Permit #1372-1923 on the ground that the C.O. was issued for an occupancy not approved in the permit; that the premises consists of three interconnected wood frame buildings for which C.O. 117173 was issued; that No. 52 Garden street is two stories in height; that 54 and 56 Garden street are each three stories in height; that Alt. Permit 1372-23 was issued for premises 54-56 Garden street to erect a fire escape and alter interior stairway of 56 Garden street, so as to comply with an exit order of the Fire Department; that plans show factory on the 1st floor, also on the 2nd and 3rd floors of 56 Garden street only; that there is no information in the plans and specifications regarding #52 Garden street nor the 2nd and 3rd floors of 54 Garden street; that furthermore, there is no information regarding the floor construction on which a live load could be determined; that C.O. 117173 which calls for factory on the 1st, 2nd and 3rd floor of 52-54-56 Garden street was therefore not properly issued; that as a matter of fact, the proper occupancy for the premises 54-56 Garden street is as specified in C.O. 2534A issued on Permit Alt. 11366-1921 which reads as follows: "#54-56—1st floor, print shop, (2nd floor, 1 family; 3rd floor, one family in 54). #56—2nd and 3rd floors, factory; that during the period from December 28, 1945 to December 16, 1946, which was prior to the issuance of C.O. 117173, five alteration applications were filed in an attempt to change the occupancy of the 2nd floor of 52 Garden street and the 2nd and 3rd floors of 54 Garden street from residential to factory use; that these applications were disapproved on the principal ground that the change

was in violation of Section C26-247.0 and C26-254.0 as applied under authority of Section C26-185.0 of the Administrative Code for a frame building; that an inspection, on December 13, 1948, discloses that these buildings are not provided with adequate means of egress as prescribed by the Labor Law for the factory occupancies listed in C.O. 117173; that there is no record that an inspection of the premises were made prior to the issuance of the certificate as required by Section C26-184.0 of the Administrative Code; that accordingly, Certificate of Occupancy 117173 should be revoked; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the appeal be and it hereby is *granted* and C. O. 117173-47 be and it hereby is *revoked*. (See denial of appeal Cal. 209-49-A).

209-49-A

APPLICANT—Gustave Goldman, for Brooklyn Bed Spring Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-56 Garden street, west side, 117 ft. 1½ in. north of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (209-49-A)

WHEREAS, Gustave Goldman for Brooklyn Bed Spring Corporation, owner, filed March 22, 1949 an appeal from a decision of the borough superintendent, affecting premises 52-56 Garden street, west side, 117 ft. 1 in. north of Bushwick avenue (Block 3137, Lot 86), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 15, 1949 as to Alt. Applic. 405-49 reads:

"4. Proposed extension of use for commercial purposes into those portions formerly used for residence violates sec. 4.2.1 Bldg. Code.

5. Exits as shown violate Sec. 270 Labor Law (substantial changes warrant the structure being considered erected after 1913).

6. Floor framing light for required minimum live-load of 120# per sq. ft. in violation of Sec. C26-345.0 Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 35 ft. in height, 60 ft. by 100 ft. in area at 1st floor, 60 ft. by 40 ft. in area at typical floor, of class 4 construction, erected prior to 1900, located on a lot 60 ft. by 100 ft. in area, in an unrestricted use B area class 1 height district, used and occupied since April 1, 1947 as follows: cellar—boiler rooms; 1st floor—dwelling—3 families; 2nd floor—dwelling—3 families; 3rd floor—dwelling—2 families; proposed to be used and occupied; cellar—storage and boiler room; 1st floor—manufacturing and storage of bed springs; 2nd floor—manufacturing and storage of electric lamps; 3rd floor—storage; that the building is provided with two interior frame stairs, enclosed in partitions of lath and plaster, equipped with wood and metal self-closing doors, and leading direct to street; that a ladder and scuttle to roof is provided outside the stairhall; that stairs are 3 ft. 4 in. wide in part and 30 in. wide in part; that there is one fire escape on the front extending to street; that window and door openings on the course of the fire escape are fireproof self-closing; and

MINUTES

WHEREAS, Violation 5527-48 issued December 27, 1948 was for doing work without a permit; and

WHEREAS, Exit order 50-48 issued December 27, 1948 stated that access to exits was obstructed on 1st, 2nd and 3rd floors, exit signs and lights not provided over all openings to exits on all floors, stairways and hallways within stairways not all clear of obstruction; and

WHEREAS, the applicant contends as to objection 4 that the present owner purchased the building 3½ years ago at which time the present tenant occupied the 2nd and 3rd floors where electric lamps are assembled; that the entire 1st floor was occupied by a printing concern; that as to objection 5, there is an enclosed 3 ft. 4 in. wide stairs from 3rd floor to street and an enclosed 2 ft. 6 in. wide stairs from 2nd floor portion of the building to the street; that there is a fire escape on the three story portion and three exits from the 1st floor; as to objection 6, that he would like to have the Board reconsider the question of 120 lbs. live-load as the building has been used for many years in its present state; that the drying room, spray booth and welding room on the 1st floor are all over unexcavated portions of the building; that it is therefore requested that the Board accept the floor load of 50 lbs. for which the floor beams are now designed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 405-49 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

1005-47-A

APPLICANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—131-133 East 23rd street, northwest corner of Lexington avenue (6th, 8th, 10th and 12th floors); (Block 879, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1005-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, relating to a violation affecting premises 131-133 East 23rd street, northwest corner of Lexington avenue (Block 879, Lot 17), (6th, 8th, 10th and 12th floors), Borough of Manhattan, was withdrawn January 13, 1948 to permit the applicant to obtain a decision of the borough superintendent on an alteration application; and

WHEREAS, this appeal was denied June 8, 1948; and

WHEREAS, the applicant requested reopening and consideration of this appeal from a decision of the borough superintendent relating only to egress to firetower from front sub-division of 6th floor which sub-division is occupied by the owner of the building for office use; and

WHEREAS, the applicant stated that arrangements have been made to keep open and unobstructed at all times the door in subdividing partition dividing the front office space from the rear space occupied by a tenant for non-manufacturing purposes.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 250-48 be and it hereby is *modified*

and that the appeal be and it hereby is *granted* only in so far as it has reference to the 6th floor, *on condition* that there shall be no factory work on the 6th floor and that the southerly end of the 6th floor shall have a doorway opening to the rear space of the tenant on the balance of that floor through which access from the corner office will be available to the rear fire tower; that in all other respects, the building shall meet the requirements of all laws, rules and regulations relating to a factory building. (Alt. 250-48).

397-41-A

APPLICANT—Harry L. Yakel, for Koch and Wagner (Bohack Realty Corp., owner.)

SUBJECT—Application reopened March 29, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens, (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 p.m. for inspection by committee.

1024-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street): (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Laid over to June 28, 1949 at 2 p.m. at request of the applicant to submit revised plans.

1034-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier 3, Beard's Erie Basin, foot of Columbia street, (west side of Columbia street, 2140 ft. south of Halleck street): (Block 613, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Laid over to June 28, 1949 at 2 p.m. at request of the applicant to submit revised plans.

1082-47-A

APPLICANT—Scribner and Miller, for Diamond Junior Corp., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent; (previously withdrawn).

PREMISES AFFECTED—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens; (under section 35, General City Law re bed of mapped street—Midtown highway).

APPEARANCES—

For Applicant: William J. Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m. for further consideration. Applicant to file area plan showing plot as located in proposed traffic circle area as mapped.

34-48-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. W. Congdon, Jr.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 P.M. for inspection by Committee and by the Fire Department and for applicant to file additional statement.

35-48-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. W. Congdon, Jr.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 P.M. for inspection by Committee and by the Fire Department and for applicant to file additional statement.

1007-48-A

APPLICANT—Vincent D. Luongo, for Rebecca Nassofer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 P.M. for inspection by committee.

1052-48-A

APPLICANT—160 Henry Street Corporation, owner opposite.

OWNER OF PREMISES: Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occupancy re Alt. Applic. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 P.M. at request of the Board.

1069-48-A

APPLICANT—Frieda L. Lazarus, adjoining property owner.

OWNER OF PREMISES—Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent—re Revocation of permit—re Alt. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 P.M. at request of the Board.

149-49-A

APPLICANT—Paul Friedman, for Lena Niditch, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2955-2959 (2955 displayed) West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to June 28, 1949 at 2 P.M. at request of the applicant to obtain report from Building Dept. as to his application for a Certificate of Occupancy.

218-49-A

APPLICANT—Meyer Tanenbaum, for Sadie Liberman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (2nd floor); (Block 5088, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Meyer Tanenbaum.

For Opposition: J. Irving Weissman, Shirley Cheri, Mrs. E. Bratspis and Harry Anenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 2 P.M. at request of representative of owners in the area prescribed.

306-49-A

APPLICANT—DeRose and Cavalieri, for Frank Valente, owner.

SUBJECT—Application from a decision of the borough superintendent, filed pursuant to Section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress.

PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (11th floor); (Block 1167, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 P.M. for applicant to file plans, one showing the existing conditions on the particular floor involved and one showing the proposed conditions.

MINUTES

19-49-A

APPLICANT—Samuel Gardstein, for William Cohen, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4203 13th avenue, east side, 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 P.M. for inspection by committee.

24-49-A

APPLICANT—Richard G. Stein, for Faberge, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1949 at 2 P.M. for inspection by committee.

ZONING APPLICATIONS

52-25-BZ

APPLICANT—Sarsfield H. Sheridan, for 3604 Broadway Realty Corp.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of an extension to an existing garage for more than five motor vehicles (previously granted by the Board) to be used as a motor vehicle repair shop.

PREMISES AFFECTED—5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx.

APPEARANCES—

For Applicant: Sarsfield H. Sheridan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (552-25-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, and also to permit same to be of non-fireproof construction, affecting premises east side of Broadway, 224 ft. north of 231st street, Borough of The Bronx, was granted by the Board on November 17, 1925, on certain conditions; and

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to an existing garage for more than five (5) motor vehicles to be used as a motor vehicle repair shop, affecting premises 5604 Broadway, east side, 224.06 ft. north of West 231st street (Block 3267, Lot 91), Borough of The Bronx was granted by the Board June 3, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution of June 8, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"in view of the fact that this matter was the subject of court review and the decision of the Board was upheld and that consequently no work was permitted to be done during the interim, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution; that in all other respects the resolution of the Board adopted November 17, 1925 shall be complied with (Alt. 415-47)."

593-30-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-02 Horace Harding boulevard and 61-01 219th street, southeast corner (Block 7609, part of Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE TO REOPEN AND AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (593-30-BZ)

WHEREAS, this application permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 219-02 Horace Harding boulevard and 61-01 219th street, southeast corner (Block 7609, Lot 1), Bayside, Borough of Queens, was granted by the Board on May 31, 1931, on certain conditions; and

WHEREAS, the resolution was amended on July 2, 1946; and

WHEREAS, plans were approved on September 17, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 30, 1947 and October 5, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 31, 1931 as amended July 2, 1946 only in so far as it has reference to the number of gasoline storage tanks, the construction of the lot line wall and time to complete the work, so that as *amended* this portion of the resolution shall read:

"that irrespective of the preceding provisions of this resolution there may be installed eight (8) 550 gallon storage tanks instead of six (6) as previously approved; that the walls along the rear and side lot lines may be constructed with a masonry base not less than 2 ft. in height with a steel picket fence to a total height of not less than 5 ft. 6 in. *on condition* that masonry piers shall be introduced at proper intervals for adequate support; that in all other respects, the requirements of the resolution adopted July 2, 1946 and the plans approved thereunder on September 17, 1946 shall be complied with; that in view of the statement by the applicant that permits have been obtained and contracts for the work have been awarded, all work shall be completed and a C. O. obtained within one (1) year from the date of this resolution (N.B. 4238-46)."

MINUTES

259-39-BZ

APPLICANT—Meyer Wilen, for Michael Lordi, owner (Lena Lordi, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the maintenance of a garage for eight (8) motor vehicles, for a term of five years.

PREMISES AFFECTED—57-18 to 57-24 Granger street, south side, 131 ft. east of Martense avenue (Block 1950, Lot 46), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Reff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (259-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district for a term of five years, the maintenance of a garage for eight (8) motor vehicles, affecting premises 57-18 to 57-24 Granger street, south side, 131 ft. east of Martense avenue (Block 1950, Lot 46), Corona, Borough of Queens, was granted by the Board on June 7, 1939, on certain conditions; and

WHEREAS, the term of variance was extended June 6, 1944; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 7, 1939 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"Granted under section 7f for a term of five (5) years from the date of this *amended* resolution, to permit the continuance of the existing garage building as permitted by the borough superintendent and as shown on plans marked "Received February 8, 1938" and subject to C.O. Q7972 issued November 11, 1939; that a new C.O. shall be obtained."

309-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Dominick Salzone, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted on condition for a term of years for parking and storage of more than 5 motor vehicles).

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (309-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn, was granted by the Board on February 11, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended April 12, 1949; and

WHEREAS, a later application under sections 7e and 21 of the zoning resolution, to permit in a residence use C area district, the erection and maintenance of a public garage for more than five (5) motor vehicles, using more than the area permitted, and without the required rear yard was granted by the Board June 8, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 8, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as *amended*, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 1001-47)."

1024-41-BZ

APPLICANT—Minnie I. Weinstein, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Marvin Nemeth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1024-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens was granted by the Board April 14, 1942, on certain conditions; and

WHEREAS, the resolution was amended and time to complete the work was extended November 10, 1942; and

WHEREAS, the term of variance was extended June 2, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained and the work completed, a C.O. shall be obtained within two (2) months from the date of this resolution (Misc. Applic. 11085-41)."

(Remaining minutes will be printed in the Bulletin of June 28, 1949).

BULLETIN

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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DEPUTY CHIEF TIMOTHY P. GUINEE

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Saturdays 9 a. m. to 12 noon.

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CONTENTS

This issue of the Bulletin contains in the order given—
Court Decisions.

Petitions for Certiorari Orders Served on the Board of
Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday After-
noon, June 14, 1949. Affecting Calendar Numbers
523-42-BZ, 209-46-BZ, 1012-48-BZ, 1028-41-BZ, 90-42-
BZ and 676-42-BZ.

Minutes of Regular Meeting, Tuesday Morning, June
21, 1949. Affecting Calendar Numbers 114-46-BZ, 97-
47-BZ, 987-48-BZ, 1002-48-BZ, 1117-48-BZ, 1123-48-BZ,
9-49-BZ, 38-49-BZ, 136-49-BZ, 228-49-BZ, 262-49-BZ,
270-49-BZ, 35-36-BZ—Vol. II, 105-41-BZ—Vol. II,
588-41-BZ, 559-47-BZ, 557-48-BZ, 666-48-BZ, 27-49-
BZ, 44-49-BZ, 197-49-BZ, 221-49-BZ, 251-49-BZ, 253-
49-BZ, 272-49-BZ, 988-48-A, 1127-48-A, 297-49-A, 203-
49-A, 222-49-A, 252-49-A, 1043-48-SM, 1133-48-SM and
309-49-SM.

Minutes of Regular Meeting, Tuesday Afternoon, June
21, 1949. Affecting Calendar Numbers 1007-48-A, 88-
49-A, 254-49-A, 273-49-A, 306-49-A, 318-49-A, 319-49-A,
353-49-A, 221-45-A—Vol. II, 439-48-A, 652-41-S, 745-
42-A—Vol. II, 157-39-A—Vol. II, 397-41-A, 1052-48-A,
1069-48-A, 304-49-A, 305-49-A, 324-49-A, 326-49-A,
329-49-A, 628-29-BZ, 571-41-BZ, 802-41-BZ, 352-45-BZ,
63-46-BZ, 311-46-BZ, 911-47-BZ, 1070-47-BZ, 18-48-BZ,
104-48-BZ, 311-48-BZ, 342-48-BZ, 765-48-BZ, 844-48-
BZ, 430-37-BZ, 28-38-SM, 448-40-SM and 229-46-SA.

Correction Affecting Calendar Number 453-45-A—
Vol. II.

COURT DECISIONS

Matter of Rebecca Kopf vs. Board:—On June 8, 1948, the board granted a variance, under section 7i of the building zone resolution, to permit in a business use district the erection and maintenance of an extension to existing garage for more than five motor vehicles (previously granted by the board) to be used as a motor vehicle repair shop; Cal. No. 552-25-BZ, Volume II; premises 5604 Broadway, east side, 224.06 ft. north of West 231st, Borough of The Bronx.

Mr. Justice Greenberg, at Special Term, Supreme Court, sustained the Board, stating, in part:—

"... This court may not interfere with the exercise of discretion by the board unless proof of a convincing character is offered that it acted arbitrarily or was guilty of a palpable abuse of discretion. The record sustains the action of the board."

(New York Law Journal, January 17, 1949, page 196).

* * * *

Matter of Safeway Stores, Inc. (Board):—On July 25, 1947, the Board denied application, under section 7c of the building zone resolution, to permit in a residence use district the change in occupancy from public garage to a retail store; Cal. No. 516-47-BZ; premises; 416-430 Lafayette Ave., Brooklyn. Mr. Justice Fennelly, at Special Term, Supreme Court, Kings County, sustained the Board's determination in the following decision:

"The petitioner fails to disclose any facts that would substantiate the claim that the denial of the issuance of the application made under section 7, subdivision 'c', of the Zoning Resolution, to permit in a residence use district, a change in occupancy from an existing non-conforming use, that is, a public garage, to another non-conforming use, that is, a retail store, by the Board of Standards and Appeals was discriminatory, capricious or constituted an abuse of discretion. Furthermore, there was no proof adduced before the court that the premises involved could not be used profitably as a conforming use. There is no showing that the board's action was illegal or arbitrary. Under such circumstances the court will not disturb the action of the Board of Standards and Appeals. (Fortuna v. Murdock, 257 App. Div., 993, aff'd, 281, N. Y., 763; Werner v. Walsh, 212 App. Div., 635, aff'd, 240 N. Y., 689). The application of the petitioner is, therefore, dismissed and the determination of the Board of Standards and Appeals affirmed." (New York Law Journal, June 21, 1949, page 2208).

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 10, 1949, copy of Petition and Order of Certiorari was served on the board by D. Joseph De Andrea, attorney for Angelina Torre, et al, seeking a review of the Board's action on May 24, 1949, approving revised plans as being in substantial compliance with resolution adopted on April 26, 1949, granting a variance under section 7f of the building zone resolution, for a term of fifteen years, to permit in a business use district the erection and maintenance of a gasoline service station, with accessory uses, washing of cars, lubrication and the parking and storage of more than five (5) motor vehicles; (previously granted by the board for parking and storage of more than five (5) motor vehicles, to expire April 16, 1950); Cal. No. 743-42-BZ; premises 51-59 Maujer Street, 451-457 Lorimer Street, Borough of Brooklyn.

* * * *

On June 16, 1949, copy of Petition and Order of Certiorari was served on the board by Michael Levine, attorney for Alexander B. Rosenzweig, owner, in connection with the board's denial of his application on May 17, 1949, under sections 7f, 7i and 21 of the building zone resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubrication, auto laundry and motor vehicle repair shop; Cal. No. 1106-48-BZ; premises 149-06 to 149-16 New York Boulevard, S. W. Cor. of 149th Avenue, South Ozone Park, Borough of Queens.

CALENDAR

DOCKET.

New Cases Filed up to June 21, 1949

Cal. No. Dept. Premises Affected.

465-49-BZ—H.B.Q.—196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens, N.B. 479 to N.B. 504-49, inclusive.

466-49-A—H.B.Q.—196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens, N.B. 479 to N.B. 504-49, inclusive.

467-49-A—F.D.—605 Lexington avenue, east side, 140 ft. south of East 53rd street (1st floor); (Block 1307, Lot 20), Borough of Manhattan, 72240-LC and Decision.

468-49-SM—North American Portland Cement (air entraining), Types 1A and 11A, manufactured by North American Cement Corp., Material.

469-49-SM—Triangle 1½ Hour Kalamein and Hollow Metal Fireproof Door, manufactured by Triangle Steel Products Co., Material.

470-49-SM—Otis Hoistway Doors and Entrances (swinging and single slide, two-speed and center opening), manufactured by Otis Elevator Co., Material.

471-49-A—H.B.B.—158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn, Alt. 1756-49.

472-49-BZ—H.B.M.—41 (51 displayed) Charles street, north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan, Amendment to Alt. 2051-45.

473-49-A—H.B.M.—440-442 West 14th street and 872-874 Washington street, southwest corner (1st floor); (Block 646, Lots 17 and 18), Borough of Manhattan, Amendment to Alt. 943-49.

474-49-A—F.D.—340-342 Reid avenue, southwest corner of Bainbridge street (Block 1685, Lot 40), Borough of Brooklyn, Decision re 19751-LC.

475-49-BZ—H.B.Bx.—2-10 East 190th street, south side, 39.30 ft. east of Jerome avenue (Block 3189, Lots 14 and 17), Borough of The Bronx, N.B. 461-49.

476-49-A—F.D.—65 Fulton street, north side, 116 ft. west of Cliff street (Block 94, Lot 9), Borough of Manhattan, 45945-LF and Decision.

477-49-A—H.B.B.—1813-1817 Pitkin avenue and 115-125 Christopher avenue, northeast corner (Block 3710, Lots 34 and 35), Borough of Brooklyn, Alt. 4734-48.

478-49-A—H.B.B.—510-512 Gates avenue, south side, 80 ft. west of Tompkins avenue (Block 1814, Lot 25), Borough of Brooklyn, Alt. 3463-48.

479-49-A—H.B.M.—401-409 East 33rd street, 576-580 1st avenue, northeast corner and 404-412 East 34th street (Block 965, Lots 1 and 32), Borough of Manhattan, Alt. 936-49.

480-49-BZ—H.B.Bx.—1568-1580 Purdy street, east side, 298 ft. north of St. Raymond avenue (Block 3948, Lot 70), Borough of The Bronx, Alt. 350-49.

Restored to Docket

439-48-A—F.D.—Re: Transportation and Sale of anti-rceze known as "Saf-Tee" in one quart metal cans in New York City (containers not in conformity with Administrative Code requirements), Decision.

221-45-A—F.D.—36 West 34th street, south side, 300 ft. east of Broadway and 41 West 33rd street (1st and 2nd floors); (Block 835, Lots 14 and 63), Borough of Manhattan, Decision re 71923-LC.

229-46-SA—General Electric Automatic Dishwasher, Models AE-646, BE-646 and DE-646, Appliance.

448-40-SM—Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor, manufactured by H. H. Robertson Co., Material.

28-38-SM—Cantilite Concrete Plank for floor and roof construction, manufactured by Concrete Plank Co., Inc., Material.

430-37-BZ—H.B.M.—72-74 East 54th street, south side, 61 ft. west of Park avenue (Block 1289, part of Lot 36), Borough of Manhattan, Alt. 773-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

CALENDAR

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb.	22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	May	3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May	10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Jan.	4, 1949—Vol. 34, No. 1
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19...Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 28, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

247-49-BZ—Application, March 30, 1949, under sections 7f and 21 of the zoning resolution, of Robert Gottlieb,

applicant, on behalf of Walter B. Cooke, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted; premises 22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

943-48-BZ—Application, October 15, 1948, under sections 7e and 7i of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward D. Caiazzo, owner, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop; premises 417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor, applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

114-46-BZ—Application of Ervin Palmer, applicant, on behalf of Stephen H. Gamp, owner, reopened March 15, 1949, under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks; premises 112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

228-49-BZ—Application, March 22, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of C. Salto, owner, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores), using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use portion of lot; premises northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

9-49-BZ—Application, January 10, 1949, under sections 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Hannis Realty Corporation, owner (Alpine Motors Corporation, lessee), to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler

CALENDAR

room and office, using more than the are permitted; premises 8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

38-49-BZ—Application, January 20, 1949, under section 21 of the zoning resolution, of Henry G. Harrington, applicant, on behalf of Frank Matrunola, owner, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted; premises 6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

1321-39-BZ—Application of Edward F. Cunningham, applicant, on behalf of Patrick J. Keating, lessee; 39 Corporation, owner, reopened June 7, 1949, for consideration as to extension of term of variance (expired by limitation)—application previously granted on condition under section 7h of the zoning resolution, for temporary term of years permitting partly in a residence use and partly in a business use district, the parking and storage of more than five motor vehicles; premises 142-23 Roosevelt avenue, north side, 150 ft. east of Union street (Block 5020, Lots 47 and 49, Flushing, Borough of Queens.

892-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Anna Fehlhaber, owner to permit in a residence use district, the extension to existing accessory garage without the required rear yard; premises 4026 Bronx boulevard, east side, 223.70 ft. south of East 228th street (Block 4821, Lot 42), Borough of The Bronx.

368-48-BZ—Vol. II—Application of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, reopened February 1, 1949, under sections 7c and 21 of the zoning resolution, to permit in a local retail, C area use district, the erection of proposed extension (bulkhead) and new dining room space on the second story; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

972-48-BZ—Application November 18, 1948, under section 7h of the zoning resolution, of Max Horn, applicant, on behalf of Ethel M. Stubergh, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 165-27 Baisley boulevard, north side, 240 ft. east of Smith street and 62 ft. west of 166th street (Block 12381, Lots 6 and 8), Jamaica, Borough of Queens.

103-49-BZ—Application, February 14, 1949, under sections 7c and 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf Richalb Realty Corp., owner (Garber Brothers, lessee), to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

181-49-BZ—Application, March 4, 1949, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Barnet Stein, owner, to permit in a residence use district, the change in occupancy of existing building from store on first floor, vacant on second and third floors, to store on first floor, stock rooms on second and third floors; premises 63-65 East 104th street north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

263-49-BZ—Application, March 25, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants on behalf of Ben-Dor Corporation, owner, to permit in a business use, D area district, the

erection and maintenance of a building to be used as stores and super-market, using more than the area permitted; premises 100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southeast corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

285-49-BZ—Application, April 7, 1949, under sections 7f and 7i of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Nassau-Queens Land Corporation, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

294-49-BZ—Application, April 8, 1949, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of John B. Momrow and Arthur C. Momrow, owners, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted; premises 6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

295-49-A—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

312-49-BZ—Application, April 18, 1949, under sections 7c and 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sidmar Realty Corporation, owner, to permit in a business use district, the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline selling station; premises 2884-2892 West 12th street, west side 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

427-49-BZ—Application, June 1, 1949, under sections 7c and 21 of the zoning resolution, of Jacob J. Gloster, applicant, on behalf of New York Water Service Corporation, owner (Sam Colton, lessee), to permit in a residence use district, the change in occupancy from electrically operated water pumping station to the manufacturing of soft drink beverages and storage; premises 363 Dahill road, east side, 240 ft. north of Cortelyou road (Block 5369, Lot 62), Borough of Brooklyn.

341-49-BZ—Application, May 4, 1949, under section 7d of the zoning resolution, of New York Telephone Company, owner, to permit in a residence and business use district, the extension of a business building (Central Telephone Exchange); premises 80-18 Rockaway Beach boulevard and 216 Beach 81st street, northeast corner (Block 551, Lot 9), Rockaway Beach, Borough of Queens.

296-49-A—310 North 7th street, south side, 287 ft. east of Havemeyer street and 289 North 6th street (Block 2331, part of Lots 9 and 41), Borough of Brooklyn.

481-49-A—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (1st floor); (Block 5109, Lot 18), Borough of Brooklyn.

85-49-SA—Yula Non-contaminating, Double Shell, Thermosyphon Fuel Oil Pre-Heater.

94-49-SA—Ferro-Nil Injector.

CALENDAR

162-48-SM—Modern Art Cinder Blocks (reopened February 8, 1949—re amendment of resolution as to change of name of owner from Modern Art Stone Corp., original owner to Best Builders Block Co., new owner).

976-47-SA—Gilbarco Calco-Meter Gasoline Dispensing Pump, Model 996 (reopened March 22, 1949 re amendment of resolution to include approval of Models 992, 994, CFP 1 and CFP 2).

317-48-SA—Amesteam Generator Models A10 to A300 (gas fired boiler).

333-48-SA—Allied Ventilating Systems Inc. Exhaust Fans for spray booths and systems.

428-47-SM—Scanlon-Morris A455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer.

629-47-SM—New York City Fill Box for Gasoline, 2-in. & 3-inch sizes.

1109-48-SM—Bayley Pivoted; Commercial Projected; Architectural Projected Intermediate Projected, Intermediate Casement and Intermediate Combination Steel Windows.

1110-48-SM — Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) Steel Windows.

4-49-SM—Garoll Three Hour Rolling Steel Door.

50-49-SM—Flame-Seal Forumla 12, (fire retardant paint and coating).

150-49-SM—Cellulite Flameproof Cotton Insulation.

175-49-SM—USP Partition Panel—1 inch and 1¾ inches thick with Kaylo Core.

375-49-SM—Cardinal 550 Gallon Gasoline Tanks.

376-49-SM—Cardinal 275 Gallon Basement Obround Fuel Oil Tanks.

1429-39-SM—Rockland Concrete Masonry Units (reopened December 21, 1948 re amendent of resolution to include additional sizes).

955-48-SA—A.M.C. and/or Wizard Automatic Clothes Washing Machine, (reopened March 29, 1949 re amendment to resolution to include AMC Model No. A149 A.P. and/or Wizard, Model No. W149 AP).

76-49-SA—Norge Automatic Washer Model W-8407.

HARRIS H. MURDOCK, *Chairman*.

JUNE 28, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 28, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

888-48-A—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan.

973-48-A—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

149-49-A—2955-2959 (2955 displayed) West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn.

218-49-A—198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (2nd floor); (Block 5088, Lot 20), Borough of Brooklyn.

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

577-47-A—527 Hudson street, west side, 100.5 ft. north of West 10th street (1st floor); (Block 631, Lot 42), Borough of Manhattan (reopened April 26, 1949).

1014-48-A-Vol. II—89-39 to 89-49 164th street, east side and 89-38 to 89-50 165th street, west side, 385.26 ft. south of 89th avenue (cellar); (Block 9794, Lot 36), Jamaica, Borough of Queens (reopened April 12, 1949).

411-49-A—2 East 91st street and east side of 5th avenue, from East 90th to East 91st streets (1st to 3rd floors, inclusive); (Block 1502, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 6, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, morning, July 6, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

297-49-A—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

1127-48-A—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

987-48-BZ—Application, November 23, 1948, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Arthur Schwartz, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

988-48-A—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

1117-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

1123-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 265-01 to 265-29 Union turnpike, northside, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

270-49-BZ—Application, April 4, 1949, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin St. Corp., owner, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted; premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

CALENDAR

1028-41-BZ—Vol. II—Application of Max Horn, applicant on behalf of Remuda Realty Holding Corp., owner (Oscar Stecher lessee), reopened June 14, 1949, under section 7h of the zoning resolution, to permit in a residence use district for a term of years, the parking and storage of more than five motor vehicles (previously granted by the Board, term having expired by limitation); premises 29-07 Seagirt avenue, south side and 29-14 Lewmay road, north side, 184 ft. west of Beach 29th street (Block 300, Lot 16), Far Rockaway, Borough of Queens.

333-31-BZ—Vol. II—Application of Simeon Heller, applicant for Firestone Tire and Rubber Co. and Norvard Realty Corp., owners, reopened January 11, 1949, under section 7f of the zoning resolution, to permit in a business use district, the extension of existing garage and showroom and the change in use to garage, showroom, gasoline service station (previously denied by the Board for Lot 1), lubritorium, auto laundry, sale of auto accessories and the parking of more than five (5) motor vehicles in the open portion waiting to be serviced; premises 154-19 Northern boulevard, northwest corner of 155th street (Block 5265, Lot Nos. 1 and 4), Flushing, Borough of Queens.

303-48-BZ—Application, March 26, 1948, under Section 21 of the zoning resolution, of Anthony S. Zummo, on behalf of John F. and Edna M. Bjorkland, owners, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to the street line than permitted; premises 113-02 107th avenue, southeast corner of 113th street (Block 9551, Part of Lot 1), Richmond Hill, Borough of Queens.

753-48-BZ—Application, August 13, 1948, under Sections 7c, and 7e of the zoning resolution, of Frank E. DeBorde, on behalf of Fred Stark, owner (Frank E. DeBorde, lessee), to permit in a residence and business use district, the change in occupancy from tavern, restaurant and dwellings, to tavern, restaurant, dwellings, storage and soap packing; premises 32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

992-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Oakridge Estates, Inc., (Goldring Motors, Inc.), owner, reopened May 24, 1949, under sections 7A, 7c, 7i, 7e, and 21 of the zoning resolution to permit in the business portion of the lot, the erection and maintenance of a building to be used for boiler room, storage and locker room in the cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on the 1st floor; storage of auto parts and office on the mezzanine; and to permit off street parking of more than five motor vehicles in the residence use portion of the lot for patrons' automobiles; with entrances and exits greater than permitted at a greater distance from intersections than is permitted; premises 1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1) Borough of Brooklyn.

163-49-BZ—Application, March 2, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants on behalf of Meyer Gladstone and Robert W. Dasey, owners, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores; premises 61-12 and 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, (Block 7074, Lot 11), Flushing, Borough of Queens.

173-49-BZ—Application, March 19, 1949, under sections 7c and 21 of the zoning resolution, of John J. Beatty, applicant on behalf of Hedwid Buxbaum and Bertha Plaut, owners, to permit in a residence use, C area district, the extension to existing meat packing plant, using

more than the area permitted; premises 1692 Pacific street, south side, 105 ft. 4 in. east of Schenectady avenue (Block 1342 Lot 13), Borough of Brooklyn.

198-49-BZ—Application, February 28, 1949, under section 7f of the zoning resolution, of John J. Beatty, applicant, on behalf of Cohen Bros. (Morlabee Co., lessee), to permit in a residence and business use, C area district, the erection of a building on the vacant portion of plot, using more than the area permitted, as a public garage for more than five motor vehicles; and the reconstruction and conversion of a three story factory and six story tenement to a two story structure, both to be used in conjunction with new structure as a public garage for more than five motor vehicles; premises 222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

229-49-BZ—Application, March 22, 1949, under section 7e of the zoning resolution, of Herman Kron, applicant, on behalf of Patrick J. Hangey, owner (Morton Rosanoff, Ira Brown and Paul Drukerman, lessees), to permit in the restricted retail use district portion of a lot, located in a residence and restricted retail use district, the erection and maintenance of an auto laundry; premises—northwest corner of Bruckner boulevard and Fteley avenue (Block 3731, Lot 1), Borough of The Bronx.

268-49-BZ—Application, March 31, 1949, under sections 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Langdale Realty Corp., owner, to permit in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot; premises—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

269-49-A—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street; 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens, N.B. 1049 to 1062-1949 (under section 35

CALENDAR

General City Law, re bed of mapped street—269th street and under section 36 General City Law, buildings not facing on legal streets).

288-49-BZ—Application, April 11, 1949, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Dorothy Paleasio, owner, to permit in a retail and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and sale of auto accessories on the business use portion of the plot; premises 744-752 Richmond road and 1779-1793 Clove road, northeast corner (Block 2904, Lot 30), Concord, Borough of Richmond.

322-49-BZ—Application, April 26, 1949, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Frank Faiella, owner, (Salvatore Pizzo, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years; premises 290-326 Withers street, 41-59 Debevoise avenue, southwest corner; 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

368-49-BZ—Application, May 2, 1949, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Fawcett Publications, Inc., owner, to permit in a retail use, B area and Class 2 times height district, the extension of an existing building without the required setbacks; premises 67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

378-49-A—Re: Packaging of combustible mixture known as "Erusto" Oil, Paint and Grease remover and "Erusto" Solvent, in one gallon glass jugs, in New York City (capacity of glass jugs not in conformity with Administrative Code Requirements).

372-49-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (street and 3rd floors); (Block 2616, Lot 12), Borough of Brooklyn.

82-49-SA—Greyhound Junior Extractor.

80-49-SA—Hercules Dry Cleaning Wash Wheel.

81-49-SA—Greyhound Extractor.

29-49-SM—Corrosite (liquid plastic paint).

638-41-SM—U.S.G. Pyrobar (reopened March 1, 1949 re amendment to include 4" solid Pyrobar Block).

HARRIS H. MURDOCK, *Chairman*.

JULY 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, afternoon, July 6, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

326-49-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

478-49-A—510-512 Gates avenue, south side, 80 ft. west of Tompkins avenue (Block 1814, Lot 25), Borough of Brooklyn.

104-49-A—3732 Park avenue and 441 St. Paul's place, northeast corner (Block 2902, Lot 36), Borough of The Bronx.

173-26-A-Vol. II—331-333 Bowery, east side, 102.8 ft. south of East 3rd street (Block 458, Lot 4), Borough of Manhattan (reopened June 1, 1949).

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 12, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

330-49-BZ—Application, April 26, 1949, under sections 21C, 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hill Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners, to permit in a residence and business use district, the erection of more than one building on a lot without required rear yard and the parking of motor vehicles on unbuilt upon portions in residence use district, and the erection and maintenance of buildings in the business use portion for more than five motor vehicles; premises 87-04 to 87-10 25th avenue, 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street, 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street, 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard, 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

331-49-A—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

97-47-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Waxman Holding Corp., owner, reopened April 5, 1949, under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district); premises 13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of

CALENDAR

Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

262-49-BZ—Application, March 25, 1949, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of New York Lien Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

940-47-BZ-Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Lemol Holding Corporation, owner, reopened May 17, 1949, under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of stores, using more than the area permitted (previously withdrawn); premises 95-11 57th avenue and 55-50 to 55-52 96th street, northwest corner (Block 1903, Lot 56), Elmhurst, Borough of Queens.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

772-48-BZ—Application, September 2, 1948, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of New Brighton Beach Jewish Center, Inc., owner, to permit in a business use, C area district, the extension of existing synagogue using more than the area permitted and without the required rear yard; premises 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion

of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

250-49-BZ—Application, March 30, 1949, under section 7c of the zoning resolution, of Moore and Landsiedel, applicants, on behalf of Munic Realty Company, owner, to permit in a local use district, the extension to existing motion picture theatre and the addition of a store; premises 1714-1716 Madison avenue, west side, 18.5 ft. north of East 113th street and 21 East 113th street, north side, 95 ft. west of Madison avenue (Block 1619, Lots 14 and 16), Borough of Manhattan.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

317-49-BZ—Application, April 21, 1949, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Jacob Sharnack and Marwood Holding Company, Inc., owners, to permit in an unrestricted use, C area district, the reduction of lot 24 to be added to lot 29, so that the existing building on lot 24 will then exceed permitted coverage, and to permit the extension of existing building on lot 29 to cover more than the area permitted; premises 1028-1034 and 1036-1044 Beach 22nd street, east side, 225 ft. and 324.19 ft. north of Cornaga avenue (Block 214, Lot 29 and part of Lot 24), Far Rockaway, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

208-49-SA—Double Zuron Safe Petroleum Dry Cleaning Unit.

984-48-SA—Reliable Viscolator, Model ESR (Paint and Lacquer Heater).

258-49-SA—M. L. Guardian Safety Heaters, Model Nos. 30, 60, 90, 120, 150, 200 and 250.

650-47-SM—B. P. C. Concrete Building Units (reopened June 1, 1949 re additional sizes).

395-49-SM—Tysules (Lighter Fluid).

968-41-SA—Central Station Signals Inc. Transmitters for Fire Alarm Systems.

252-48-SA—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1, 727-1 (Reopened March 29, 1949 re amendment of resolution to include additional models, 2206-0, 3207-0, 3207-1, 9437-1 and 9437-4).

CALENDAR

265-49-SA—General Electric Automatic Washer, Model 1AW6 B1.

286-49-SA—Maytag Automatic Washer Model AMP.

146-49-SA—Despatch Water Wash Spray Booth.

266-49-SA—General Electric Automatic Washer—Model 1AW6C 1.

337-49-SA—Federal Heavy Oil Burner, Models H-PA and HPEA, Sizes 1, 2, 3, 4 and 5 inclusive.

619-48-SM—Homar, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wood Batts.

232-49-SM—Supradur Asbestos Siding Shingles.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday morning, July 12, 1949, at 10 o'clock in Room matters:*

237-47-A—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn (reopened and restored to docket, June 8, 1948—previously withdrawn).

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

304-49-A—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

397-41-A—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (reopened March 29, 1949); (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

324-49-A—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

329-49-A—93 Irving place, and 1057 Fulton street, northeast corner (Block 1993, Lot 11), Borough of Brooklyn.

305-49-A—748 3rd avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn.

157-39-A-Vol. II—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens, (reopened June 1, 1949).

164-49-A—830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue (Block 2924, Lots 188-190), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 19, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

454-49-A—95-17 to 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 96th street).

458-49-A—H.B.Q.—Blocks bounded by Bell boulevard, 69th and 73rd avenues and 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50, 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped streets).

466-49-A—196-11 to 196-37 73rd avenue, northwest 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7147, Lot 381); 196-42 to 196-74 69th avenue from 196th place to 197th street and 69-02 to 69-12 197th street, south side, and 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place; 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue south side, from 196th place to 197th street and 67-02 to 67-12 197th street; 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1), Meadowlark Gardens, Flushing, Borough of Queens, (under section 35, General City Law re bed of mapped streets).

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

492-49-A—Southwest corner of Serpentine road and Stratford road, Southeast corner of Arlo road and Stratford road and northwest corner of Arlo road and Stratford road (Block 596, Lot 100), Grymes Hill, Borough of Richmond (under section 36, General City Law re buildings not facing legal streets).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of June 14, 1949).

523-42-BZ

APPLICANT—George Goodstein, for Clifford L. Snyder (lessee); Fordham Methodist Episcopal Church, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the alteration and conversion of occupancy of part of existing dwelling to business use (funeral director's office).

PREMISES AFFECTED—2545 Marion avenue, west side, 149.45 ft. north of Fordham road (Block 3286, Lot 69), Borough of The Bronx.

APPEARANCES—

For Applicant: George Goodstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (523-42-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district, for a term of two years, the alteration and conversion of occupancy of part of an existing dwelling to business use (funeral director's office), affecting premises 2545 Marion avenue, west side, 149.45 ft. north of Fordham road (Block 3286, Lot 69), Borough of The Bronx, was granted by the Board on December 1, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended on December 5, 1944 and June 24, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 1, 1942 as amended by resolutions adopted through June 24, 1947 only in so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"Granted for a term of five (5) years from the date of this amended resolution under section 7e to permit the continuation of the sign on the building advertising the existence of the funeral parlor; that other than as herein *amended*, the requirements of the resolution adopted December 1, 1942 shall be complied with and the requirements of the resolution adopted under Cal. 524-42-A and all other laws, rules and regulations shall be complied with; that a new C.O. shall be obtained."

209-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Camager Corp., owner (Northern Chevrolet Inc., lessee.)

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, outdoor space for sale of more than five used cars and the use of the existing premises for the repair of motor vehicles and showroom.

PREMISES AFFECTED—93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (209-46-BZ)

WHEREAS, the application under sections 7e and 7i of the zoning resolution, to permit in a business use district, outdoor space for sale of more than five used cars and the use of existing premises for the repair of motor vehicles and show room affecting premises 93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens, was granted by the Board on February 17, 1948, on certain conditions; and

WHEREAS, an extension of time to obtain permits and complete the work, was granted May 25, 1948 and November 23, 1948; and

WHEREAS, the applicant requested a further extension for a similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 17, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings and permits have been obtained, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 382-45)."

1012-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Roy Wallace and Mary Wallace, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district, the enlargement of existing building on gasoline service station and auto laundry, to be used as gasoline service station, lubritorium, motor vehicle repair shop, garage for more than five motor vehicles, auto laundry, office and sales and the parking of more than five motor vehicles.

PREMISES AFFECTED—164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29 and 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1012-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a retail use district, the

MINUTES

enlargement of an existing building on a gasoline service station and auto laundry, to be used as gasoline service station, lubritorium, motor vehicle repair shop, garage for more than five motor vehicles, auto laundry, office and sales, and the parking of more than five motor vehicles, affecting premises 164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29, 31), Flushing, Borough of Queens was granted by the Board April 5, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 5, 1949 so that as *amended* the resolution shall read:

"on condition that all existing buildings and uses not proposed to be continued shall be removed and the building shall be altered and reconstructed as proposed and as indicated on plans filed with this application marked "Received November 29, 1948," five sheets; that

there shall be erected on the rear and side lot lines, a 12 in. masonry curb not less than 2 ft. in height with a steel picket fence surmounting same to a total height of not less than 5 ft. 6 in.; that the accessory building shall comply in all respects with the requirements of the Building Code; that the boilerroom shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that planting areas shall be maintained as proposed, properly protected with concrete curbing; that pumps shall be erected not nearer than 10 ft. to the street building line; that such pumps shall be of the parkway design; that curb cuts shall be restricted to two to Union turnpike, not over 30 ft. in width each and two to 164th street, of similar width; that no part of any curb cut shall be nearer than 10 ft. to the property or street lines as prolonged; that there shall be constructed a segmental block of concrete not less than 12 in. in height extending for a distance of not less than 5 ft. from the intersection of the street lines; that the number of gasoline tanks shall not exceed six 550 gallon tanks; that the balance of the premises where not occupied by accessory building, pumps and planting shall be paved with concrete, tarvia or other reasonably impervious material; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof and temporary signs, but permitting the erection of a post standard to support a sign which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 ft. beyond the building line; that such sign shall be located near the intersection of 164th street and Union turnpike; that any repairing permitted under section 7i shall be of a minor nature with hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution (Alt. 2506-48)."

1028-41-BZ

APPLICANT—Max Horn, for Remuda Realty Holding Corp., owner (Oscar Stecher, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance as Vol. II—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—29-07 Seagirt avenue, south side, 184 ft. west of Beach 29th street and 29-14 Lewmay road (Block 300, Lot 16), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, waiving all requirements, except a new decision of the Borough Superintendent and two publications for notice and setting for hearing on July 6, 1949 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

90-42-BZ

APPLICANT—Philip Steigman, for Abraham Rubinstein, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a public garage for the storage of more than five motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles, for a term of years).

PREMISES AFFECTED—1253-1263 Boscobel avenue (Edward L. Grant Highway), west side, 345 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Philip Steigman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

676-42-BZ

APPLICANT—Frederick Behr, for Tillie Cooperman and William Broder, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from stable for more than five horses, to manufacturing and storage.

PREMISES AFFECTED—357 West 17th street, north side, 100 ft. east of 9th avenue (Block 741, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen dismissed.

THE VOTE TO DISMISS REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 7, 1949, were ap-

MINUTES

proved as printed in the Bulletin of June 14, 1949, Vol. 34, No. 24.

ZONING APPLICATIONS

114-46-BZ

APPLICANT—Ervin Palmer, for Stephen H. Gamp, owner.
SUBJECT—Application reopened March 15, 1949—re Application (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks.

PREMISES AFFECTED—112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer and Stephen H. Gamp.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m., for further consideration.

97-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Waxman Holding Corp., owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue, to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district).

PREMISES AFFECTED—13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Waxman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for inspection by a committee of the Board as to new proposal for amendment to permit a gasoline service station in addition to other uses heretofore permitted.

987-48-BZ

APPLICANT—Henry Nordheim, for Arthur Schwartz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted.

PREMISES AFFECTED—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and D. Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for applicant to file plan and photograph, to be filed by July 2nd.

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Philip E. Gussow.

For Opposition: J. Freiburger, Dr. Crawford, Harry Brand, Rose Hirsch and Stanley Nason.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for inspection and decision without further argument; applicant to file corrected plot plan.

1117-48-BZ

APPLICANT—Roslyn Lindheim, for The L.L.F. Realty Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Roslyn Lindheim, Jacob Berman and Mitchell G. Ittelson.

For Opposition: Jacob Goldman, Arthur B. Koch and Meyer Feinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for inspection and decision without further argument; applicant to file revised plans.

1123-48-BZ

APPLICANT—Roslyn Lindheim, for The L.L.F. Realty Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—265-01 to 265-29 Union turnpike, north side, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Roslyn Lindheim, Jacob Berman and Mitchell G. Ittelson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for inspection and decision without further argument.

MINUTES

9-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corporation, owner (Alpine Motors Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Harvey H. Schiff.

For Opposition: Ira Greenfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m., for applicant to file plan showing the adjoining conditions.

38-49-BZ

APPLICANT—Henry G. Harrington, for Frank Matrunola, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building, using more than the area permitted.

PREMISES AFFECTED—6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m., for further consideration and for applicant to ascertain the legality of the fire escape existing to the rear and also the Department of Housing and Buildings approval for landing rear fire escape on the proposed roof extension without any getaway.

136-49-BZ

APPLICANT—Charles J. Stidolph, for The Daniel Houlihan Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—4739-4745 White Plains road, west side, 152.59 ft. north of East 241st street (Block 5107, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles J. Stidolph.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar and referred to the engineer for new date of hearing—no notices were sent out.

228-49-BZ

APPLICANT—Lama, Proskauer and Prober, for C. Salto, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores), using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use portion of lot.

PREMISES AFFECTED—Northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1949 at 10 a.m., for further consideration; applicant to file revised plans.

262-49-BZ

APPLICANT—Lama and Proskauer, for New York Lien Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Haysknecht.

For Opposition: J. Blassberg, E. Ernano, Helen Blassberg, M. Moseson and George H. Coburn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and L. S. Joseph, New York City Housing Authority.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m. for inspection and decision without further argument.

270-49-BZ

APPLICANT—Ingram S. Carner, for 65-60 Austin St. Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted.

PREMISES AFFECTED—65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Samuel Ostrofsky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m. for inspection and decision. Applicant to file plan to show buildings on the adjacent property and how garages thereon were permitted.

MINUTES

35-36-BZ—Vol. II

APPLICANT—R. Robert Caplan, for Hugo C. Cook, owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension of an existing garage for more than five motor vehicles using more than the area permitted.

PREMISES AFFECTED—2311 St. Raymond avenue, north side, 95 ft. east of Glover street (Block 3990, Lots 12, 13 and 25), Borough of The Bronx.

APPEARANCES—

For Applicant: R. Robert Caplan and Hugo C. Cook.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (35-36-BZ-Vol. II)

WHEREAS, this application under the zoning resolution to permit in a business district the further extension of a garage for more than five (5) motor vehicles, existing prior to 1916, (permission to extend was granted by the board under Cal. No. 1272-24-BZ), affecting premises 2311 St. Raymonds avenue, north side, 95 ft. east of Glover street (Block No. 3990, Lots Nos. 12, 13 and 25), Borough of The Bronx, was granted by the Board on May 12, 1936, on certain conditions, under section 7e as then worded; and

WHEREAS, under Court review, the decision of the board of May 12, 1936 was reversed and the order of the Court required action to be taken by the board, in harmony with the decision of the Court; and

WHEREAS, this application was reopened and restored to calendar by vote of the Board and denied on July 20, 1937, in conformance with the order of the Court; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension of an existing garage for more than five motor vehicles, using more than the area permitted; and

WHEREAS, this application was reopened on April 5, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on June 21, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Glover street is in residence and retail use, D area and Class 1 height districts; St. Raymond avenue and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the zone was changed from business to residence on April 26, 1945; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1949, acting on Amendment to Alt. Applic. 22-36, reads:

"11. Extension of existing nonconforming non-storage garage for more than five (5) motor vehicles into a Residence Use District, is contrary to Article 2, Section 3, Zoning Resolution.

12. Area of extension exceeds 55% of unbuilt portion of lot, in a 'D' area district. Sections 14-c and 19-e of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 60 ft. front by 195 ft. in depth (irregular), on which is located a one-story public garage 60 ft. by 95 ft. on lot 25 and on which is an extension 40 ft. wide by 85 ft. in depth, running to Stearns street, one story 12 ft. 6 in. in height, of Class 3 construction; that it is proposed to permit the existing extension in the rear of the existing

garage to be used; that the total area of the property, if unbuilt upon, would be 4,000 sq. ft.; that the permitted area, 55% is 2200 sq. ft.; area of building, 2902.5 sq. ft.—Excess area—702.5 sq. ft.

WHEREAS, the applicant contends that a public garage for more than five motor vehicles existing on the rear of lot 25 in Block 3990 on July 25, 1916; that under Cal. 1272-24-BZ this Board granted the extension of said garage to the front line of said lot 25, fronting on St. Raymond avenue; that the extension was erected in accordance with the decision of the Board and lot 25 is now improved with a one-story garage of brick construction, 60 ft. wide front and rear by 95 ft. in depth on each side; that in April, 1929, the present owner, Hugo C. Cook, acquired lots 12 and 13 in Block 3990 immediately to the rear of said lot 25; lots 12 and 13 front on Stearns street; that thereafter in 1936, the same owner applied to this Board for a variance to permit an extension of the existing garage to the rear of said lots 12 and 13; that thereafter on May 12, 1936, the Board granted a variance under the provisions of the then section 7e, permitting the extension of the existing garage to the rear of said lots 12 and 13 which were then located in a business use area; that at that time the extent of area proposed was within the requirements; that while the extension was in the course of construction, a proceeding was commenced by the Church of Santa Maria of Bronx County in the Supreme Court to enjoin the erection of said extension; that the resolution granting the variance was rescinded by order of the Supreme Court on July 20, 1937; that on this date, the extension had already been completed; that the aforesaid church obtained a temporary injunction restraining the owner from in any manner operating or maintaining the extension; that this injunction was granted on January 19, 1939; that since then and up to about the summer of 1948, matters remained in a state of suspension until the owner was haled before the Municipal Term of the Magistrates Court for violation of the Zoning Resolution and operating the rear extension without a certificate of occupancy from the Department of Housing and Buildings and was fined \$50, which fine was paid June 23, 1948; that further notices of violation were issued by the Department of Housing and Buildings; that the position of the owner would have been hopeless were it not for the fact that the aforementioned church has been convinced by long observation (1937 to 1949) of the exemplary and safe manner in which the owner has been operating this extension and it has therefore consented to annul and vacate its injunction and to consent to the operation of the garage extension by the owner; that it has further consented in writing to the granting of the variance by this Board; that therefore the owner now applies to the Board for a variance of the zoning resolution; that since the date of erection of the extension, the need for a garage in this neighborhood has greatly increased; that the present emergency caused by scarcity of garage space in the Bronx and in this particular neighborhood is too well known to the Board to require further discussion; and

WHEREAS, the premises and surrounding area were previously inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision c, of the zoning resolution as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution, and that the application be and it hereby is granted under Section 7c, as to use, and under Section 21, as to area, to permit the extension of the existing garage constructed pursuant to a variance granted by the Board under Cal. 1272-24-BZ, and to occupy portions of Lots 12 and 13, as proposed and as indicated on plans filed with this application marked "Received March 9, 1949," 3 sheets, on condition that the

MINUTES

building shall be set back from Stearns street as indicated thereon; that there shall be no openings for motor vehicles to Stearns street and no other opening to Stearns street except a door not over 4 ft. in width, as indicated, for exit purposes only; that the building shall be constructed of brick with face brick elevation to Stearns street, as indicated and elsewhere throughout of fireproof materials except that the roof beams and roof boarding may be of wood, provided ceilings throughout in existing and proposed buildings are fire retarded in accordance with the Code requirements; that the roof shall be weather surfaced with non-inflammable material; that there shall be no openings in the side walls to adjoining premises; that the rear portions of Lots 12 and 13, where unbuilt upon, shall be maintained in neat landscaped condition at all times with suitable planting and with a substantial fence along the interior lot lines where not occupied by the garage building and along the building line of Stearns street, with no opening in the fence except a gate not over 4 ft. in width to Stearns street; that no motor vehicle repairing shall be permitted on the premises and no sale or storage of gasoline other than in the tanks of the motor vehicles; that signs shall comply with the requirements of the zoning resolution for a similar building when located in restricted retail districts, excluding all roof signs and all temporary signs; that in all other respects the building as a whole shall comply with the requirements as set forth in this resolution and the resolution as adopted by the Board under Cal. 1272-24-BZ; that the storage of cars in the building shall be restricted to pleasure cars and light delivery trucks; that such portable fire fighting appliances shall be maintained throughout the premises as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

105-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for William H. Schmohl, Jr., Harriet E. Schmohl, Evelyn A. Schmohl, Marion E. Schmohl, Emma C. Schmohl, William H. Koch, Mable I. Marino and Isabel Schmohl, owners.

SUBJECT—Application reopened April 12, 1949—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board and expired by limitation January 20, 1944).

PREMISES AFFECTED—442 East 109th street, southwest corner of East River (Franklin D. Roosevelt) drive and 433-443 East 108th street (Block 1702, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, George W. Cornell and William H. Schmohl, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (105-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years and also the conversion of occupancy of a structure to a garage for more than five motor vehicles, affecting premises 442 East 109th street, southwest corner of East River drive (Block 1702, Lot 29), Borough of Manhattan, was granted by the Board January 20, 1942, on certain conditions, time to complete extended July 28, 1942 and February 2, 1943; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles; and

WHEREAS, this application was reopened on April 12, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held June 21, 1949, after publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 108th street is in residence and unrestricted use, A area and Class 2 height district; East 109th street, Franklin D. Roosevelt drive and the site are in a residence use, A area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1949, acting on Alt. Applic. 142-49, reads:

"1. The use of premises located within a residence as 'a parking lot for parking and storage of more than five motor vehicles and office' is contrary to Sec. 3—zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 94 ft. 10 in. and 49 ft. front by 201 ft. 10 in. in depth, irregular, presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; that a woven wire fence will be erected on all building lines; that it is proposed to leave the present 10 ft. high corrugated iron fence on westerly and northerly lot lines; and

WHEREAS, the premises are presently vacant and are parked upon illegally by motor vehicles, the owners of which pay no fees; that all of the property directly to the west of the site is in an unrestricted zone, and the premises in Block 1701, Lots 21 and 25, Block 1700, Lot 25, Block 1703, Lot 29 and Block 1704, Lot 14 are developed with non-conforming uses for a residence zone; that the parking condition in the City of New York and in this vicinity remain as pressing as when the permit expired in 1944; and

WHEREAS, the zone was changed from unrestricted to residence use on December 7, 1934; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of two (2) years, to permit the premises, as proposed and as indicated on plans filed with this application marked "Received March 29, 1949," to be occupied for the parking and storage of motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with clean gravel, steam cinders or other suitable material and treated with a binder and properly rolled and graded as to surface drainage; that there shall be erected on the interior lot lines where walls of adjoining building do not occur and on the street building lines, a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, continuously, except for openings, as shown on such plans, to East 109th street and East 108th street, with curb cuts opposite of the width as shown; that the parking and storage herein permitted shall be for motor vehicles of the pleasure car type only, except that not over 25 delivery trucks belonging to the tenant of the adjoining premises, namely the Metropolitan Distributors, Inc., may be parked; that such trucks shall be parked on the westerly side of the plot near East 108th street; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be erected a building as a shelter and office for the attendant near the entrance at East 108th street, provided such building does not exceed one story in height nor more than 100 sq. ft.

MINUTES

in area; that such building may be of frame; that proper aisles shall be maintained at all times for easy entrance and egress as indicated on such plans; that proper bumpers shall be maintained against the walls of adjoining buildings and fences to prevent damage to same from motor vehicles; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence near the entrance at either street, advertising only the parking use and the rates charged, and such other information as the Commissioner of Licenses may require; that such signs shall not exceed 15 sq. ft. each, and shall not extend beyond the building line and shall not be illuminated; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

588-41-BZ

APPLICANT—Levine and Meckler, for Seymour Okonowicz, lessee; Donald Associates, present owner.

SUBJECT—Application reopened June 1, 1949 for consideration as to extension of term of variance (expired by limitation)—application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, for a temporary term of years, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue, between Beach 29th and Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Sidney S. Levine and J. B. Okonowicz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE TO AMEND RESOLUTION AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (588-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a residence use district, the seasonal parking and storage of more than five (5) motor vehicles, premises 201-217 Beach 29th street, 202-214 Beach 30th street and north side of Seagirt avenue between Beach 29th and Beach 30th streets (Block 287, Lots 16, 20, 27 and 32), Edgemere, Borough of Queens, was granted by the Board July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 16, 1941; and

WHEREAS, the applicant requested reopening of this application, an amendment of the resolution and extension of the term of variance which had expired by time limitation; and

WHEREAS, this application was reopened on June 1, 1949 and set for hearing on June 21, 1949, at 10 a.m., waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin; and

WHEREAS, a public hearing was held on June 21, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 23, 1949, acting on Misc. Applic. 5118-41, reads:

"1. Use of premises located in a residential use district for the parking & storage of automobiles is contrary to Art. II, Sec. 3 of the Zoning Law."

and

WHEREAS, the applicant states that temporary permits have been issued to use the premises as a parking lot by the con-

sent of the owner as it has been continuously used as such from a date prior to 1916; that Seymour Okonowicz is the lessee of said lot and has succeeded in interest to the right of the Donald Associates who have made this application for variation; that the application originally included, besides premises 201-207 Beach 29th street, the premises known as 202-214 Beach 30th street, but the last portion of said lot, to wit, 202-214 East 30th street has been eliminated from this application now; that a building is erected thereon and this application is only renewed with the owner's consent to that portion of the premises known as 201-217 Beach 29th street (Block 287, Lots 16 and 20).

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 17, 1941, as to the term of the variance and also as to the lots involved, so that as amended this portion of the resolution shall read:

"... Granted under Section 7h for a term of two (2) years from the date of this amended resolution, applicable only to Lots 16 and 20 in Block 287; that Lots 27 and 32, formerly permitted shall be excluded; that the requirements of the resolution as adopted July 17, 1941, shall be complied with in so far as it has reference to the portion of the premises now involved, requiring that fences therein specified shall be constructed, including the construction of a fence along the interior lot line to the west; that all permits shall be obtained and all work completed within two (2) months from the date of this resolution and that a certificate of occupancy shall be obtained."

559-47-BZ

APPLICANT—Ralph E. Leff, for Ace Automobile Sales Co., Inc., owner.

SUBJECT—Application reopened December 21, 1948—re Application (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting,) using more than the area permitted.

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (559-47-BZ)

WHEREAS, this application under sections 7i, 7e, and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, auto laundry and motor vehicle repair shop using more than the area permitted; and the parking of more than five (5) motor vehicles in unoccupied portion of plot and the sale and display of new and used cars in the unoccupied portion of the plot; premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn, was granted by the Board on September 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 28, 1948; and

MINUTES

WHEREAS the applicant requested reopening of this application and consideration under sections 7i, 7e and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubricatorium, motor vehicle repair shop, welding, painting, and the parking of more than five motor vehicles in the unoccupied portion of the lot and the sale and display of new and used cars in the unoccupied portion of the lot; and

WHEREAS, this application was reopened on December 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on June 1, 1949 after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue H, Coney Island avenue and the sit are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 13, 1949 as to N.B. Applic. 698-47 reads:

"28. Revised plans do not agree with plans submitted to the Board of Standards and Appeals in the following respects:

(a) The occupied area of the lot has been reduced so that it now complies with Article IV, Section 13b of the Zoning Resolution.

(b) On account of the reduction in area of the building there are substantial changes in layout shown on the revised plans.

(c) Welding and paint shop uses have been added."

and

WHEREAS, the applicant contends that the Ace Automobile Sales Co., Inc. is one of the largest Dodge Plymouth dealers in the Metropolitan area; that their present showroom is located at 1700 Coney Island avenue and their motor vehicle repair shop at 1213-37 East 14th street, Brooklyn; that this company is also the Brooklyn distributor for the Good-year Tire Co.; that the proposed building is planned to enable this company to combine its scattered facilities under one roof; that the building will feature a salesroom for the sale and display of automobiles and a parts department for the sale and storage of automobile parts, accessories and tires with its own shipping and receiving department and that these elements will front on the avenue for a distance of 165 ft. and will be designed in an attractive modern facade of colored terra cotta, glazed bricks, exterior flower box and modern aluminum store fronts; that behind these elements will be a repair and service area for the servicing of new and used autos prior to delivery to purchasers and for the maintenance and repair of new and used cars dealt in by this firm; that the building will have a wing 109 ft. long by 29 ft. in depth which will contain a lubricatorium for the servicing of new and used cars, a wheel alignment bay, and bays for removing and replacing the tires on cars for customers purchasing new tires in the parts department; that this wing will be located on the rear lot line of the property and will face the open area on the north end of the property to be used as an open air sales space for new and used cars dealt in and as a parking lot for both customers and employees with no fee to be charged for this parking; that a portion of this parking area will be covered by a permanent hood 70 ft. in length and 25 ft. in depth for the protection of the patrons in inclement weather and as an encouragement for "off-the-street" parking; that the south end of the premises will contain a body shop with a frontage of 45 ft. on the avenue; that the building will comply with all the rules and regulations of both the Department of Housing and Buildings and the New York State Labor Law; that the area of the plot is 32,771 sq. ft.; that the area of the proposed building, including the canopy over a portion of the parking area is 19,660 sq. ft. which is within the allowable area permitted under section 13b of the zoning resolution and 2,940 sq. ft. less than permitted in the Board's resolution of September 9, 1947; that the changes in the layout are necessitated by

the requirements of the new owners who anticipate a major part of their business to be derived from their parts and tire departments; that accessories and tires must be installed on the vehicles for the purchasers in their departments; that this layout provides ample facilities for handling this phase of their business on the premises without interfering with the heavy flow of traffic on Coney Island avenue; that a body shop has been added with its conjunctive uses of welding and painting as these uses are required for the proper reconditioning of cars accepted as "trade-ins" for resale in a competitive market; that the Ace Automobile Sales Co. has always conducted its business in a neat and efficient manner; that their present showroom is one of the largest and finest of its kind in Brooklyn and they have every intention of conducting their business in the proposed building in the same neat and orderly manner which, when combined with the attractive building, will be of great benefit to the adjoining community; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 9, 1947, to permit the modification of plans as proposed and as indicated on plans marked "Received April 22, 1949," 4 sheets and "May 6, 1949" 3 sheets, by adding thereto:

"... that other than as to arrangement of buildings as now proposed the requirements of the resolution as adopted September 9, 1947, shall be complied with, except that the premises may be for use of an agency dealing in Dodge and Plymouth cars instead of Ford cars as previously proposed; that the room shown for welding shall have no window therein opening to Coney Island avenue; that the 8 ft. high brick wall proposed at the rear shall be properly coped and supported to the satisfaction of the borough superintendent as to construction; that gasoline stored on the premises shall be solely for the servicing of cars dealt in by the agency and delivered on the premises and not sold to passing motor vehicles; that no sign advertising the sale of gasoline shall be displayed on the premises; that the proposed ornamental sign shown to rise above the roof shall be omitted; that in all other respects the building and occupancy shall comply with the resolution adopted September 9, 1947 where not inconsistent with this resolution and with all laws, rules and regulations applicable to the building and occupancy; that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

557-48-BZ

APPLICANT—Oswald Fischer, for Ignazia Galati, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i of the zoning resolution, to permit in a business use district, the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (557-48-BZ)

WHEREAS, Oswald Fischer for Ignazia Galati, owner, filed June 11, 1948, an application under Section 7e, 7f and 7i

MINUTES

of the zoning resolution, to permit in a business use district the maintenance of premises as a garage for more than five motor vehicles and motor vehicle repair shop, affecting premises 34-29 to 34-31 31st street, east side, 265.24 ft. north of 35th avenue (Block 608, Lots 16 and 17), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 14, 1949, after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 35th avenue, 31st street and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1948, acting on Alt. Applic. 3428-46 reads:

"1. The use of the premises as a garage for more than five motor vehicles and auto repair shop is contrary to Article 2, Section 4 of the zone resolution as plot is within a business zone district."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. front by 80.10 ft. in depth, on which is located a one-story brick building, 27 ft. 3 in. front by 59 ft. 4 in. in depth, of Class 3 construction, adjoining at the front is a two-story frame dwelling, 21 ft. front by 44 ft. 4 in. in depth; and

WHEREAS, the applicant contends that the one-story brick building including the rear extension, presently used as a garage, motor vehicle repair shop and auto painting, has a certificate of occupancy, No. 5575, issued in 1922 for the use of auto painting and trimming; that an Application No. 1233 of 1922 was approved October 26, 1922 for a 550 gallon gasoline tank and pump system for the one-story brick building by the Fire Department, which has issued permits since the erection of said building, authorizing the storage and use of paints, varnish, etc.; that since the late Joseph Galati who died in 1946, had conducted on this premises an auto body builder, repair, auto painting and trimming business under the firm name "Second Avenue Auto Body Builders"; that the two sons of Joseph Galati are continuing the auto painting business and were under the impression, that the present use was legal, since their father had leased out the greater part of the building in question for the past 9 years to a motor repair shop, under the firm name "R. & J. Auto Repairing"; that the Fire Department in the meantime revoked the permit No. 319175 authorizing the storage and use of paints, varnish, etc. for these premises due to the fact that their inspection revealed that no certificate of occupancy was issued for the present use of the premises as a motor vehicle repair shop; that it is proposed that in the part of the building used as a motor vehicle repair shop, no machinery heavier than a ¼ h.p. motor will be used, that the greater portion of the work will be by the use of hand tools; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of five (5) years, to permit the premises to be occupied as a motor vehicle repair shop, in addition to the permitted use for painting of motor vehicles; that the building shall not be increased in height or area; that the ceiling throughout shall be fire retarded; that the windows at the rear shall be filled with glass blocks or shall be fireproof self-closing windows; that the existing door from the building to the yard of the premises on Lot 16 shall be kept closed; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building and occupancy; that the building shall not be occupied as a garage for the storage of cars; that the gasoline storage system shall be discontinued, as having

been unlawfully installed; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

666-48-BZ

APPLICANT—Oswald Fischer, for Fred R. Funk, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, power machinery in conjunction with carpenter shop (woodworking).

PREMISES AFFECTED—41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer.

For Opposition: Mary Hamilton, Julia Zatloukal and others

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative:0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (666-48-BZ)

WHEREAS, Oswald Fischer for Fred R. Funk, owner (Henry Aronson, lessee) filed July 9, 1948 an application under section 7e of the zoning resolution, to permit in a business use district, power machinery in conjunction with carpenter shop (woodworking), affecting premises 41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application June 14, 1949 after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 42nd street is in residence and business use, B area, class 1¼ and 1½ height districts; Broadway and the site are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated June 25, 1948 acting on Alt. Applic. 2973-47 reads:

"1. Power machinery in conjunction with carpenter shop within a business district is contrary to article 2, section 4, sub-section 31 of zone resolution.

"Not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. frontage by 100 ft. in depth, on which is located a building 20 ft. front by 45 ft. 6 in. in depth, one story, 12 ft. 9 in. in height, of class 4 construction, presently used for lumber storage; that at the rear of the plot is a five-car garage type building 18 ft. by 45 ft., one story, 10 ft. 6 in. in height, of class 4 construction also used for lumber storage; that both buildings are covered with metal siding and have corrugated metal roofs; and

WHEREAS, the applicant contends that the premises are occupied for the past 11 years by a lessee, the Aronson Lumber Co.; that the major part of their work performed on these premises consists of the fabricating and assembling of wood cabinets, wardrobe closets, shelving, fruit-vegetable stands, etc.; that during the performing of the aforementioned work a 1-HP circular saw is used at short intervals of time in connection with cutting wood strips of 1" to 1½" thick dressed materials into desired lengths and sizes; that in view of the foregoing facts, it is requested that the Board permit these premises to be occupied as a woodworking shop and lumber storage for a term of years; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, there is no decision as a basis for this application for "lumber storage"; and

MINUTES

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2973-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

27-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Central Yonkers Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office.

PREMISES AFFECTED—1338-1358 Linden boulevard, 643-665 East 98th street, southeast corner and 1066 Hopkinson avenue (Block 3640, Lots 7 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Zena Forman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (27-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Central Yonkers Building Corporation, owner, filed January 19, 1949, an application under Sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office, affecting premises 1338 to 1358 Linden boulevard, 643-665 East 98th street, southeast corner and 1066 Hopkinson avenue (Block 3640, Lots 7 and 8), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 14, 1949, after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Linden boulevard is in a residence use, D area and Class 1 height district; Hopkinson avenue, East 98th street and the site are in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1949, acting on N.B. Applic. 7-49, reads:

"1. The proposed location of a gasoline service station, lubritorium, minor auto repairs, auto laundry, office, storage of auto parts and boiler room on a lot which is located partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 and Art. 2, Sec. 4a, Sub. Sec. 46, 29 and 52 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 181 ft. 3 1/8 in. front by 201 ft. 1 1/8 in. in depth, irregular, presently vacant; that it is proposed to erect a building 68 ft. front by 33 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, storage of auto parts, boiler room and office; that it is further proposed to install eight 550-gallon buried gasoline tanks and eight dispensing pumps; and

WHEREAS, the applicant contends that the building will be of Colonial design, having a peaked slate roof and Sayre & Fisher brick; that the building, as designed, will be entirely in keeping in this locality and in keeping with any future development in the area; that the landscaping and

planting as proposed along the easterly lot line will beautify the site and blend in with the proposed building and surrounding area and also Linden boulevard; that Linden boulevard is a highly trafficked auto highway leading across Brooklyn and a gas station at this point is required; that the proposed station is also a needed service for this large home community; that within the affected area there is a gas station in Block 3631, Lot 1 on the north side of Linden boulevard and this proposed gas station on the south side is also required; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 7-49, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

44-49-BZ

APPLICANT—Albert Glutz and Ervin Palmer, for Pasquale Pinto, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of accessory use to existing chicken market on upper floors of present building.

PREMISES AFFECTED—324 East 12th street, south side, 283 ft. east of 2nd avenue (Block 453, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert Glutz.

For Opposition: Joseph Platzker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (44-49-BZ)

WHEREAS, Albert Glutz and Ervin Palmer for Pasquale Pinto, owner, filed January 26, 1949 an application under section 7c of the zoning resolution, to permit in a residence use district, the extension of an accessory use to an existing chicken market on the upper floors of present building, affecting premises 324 East 12th street, south side, 283 ft. east of 2nd avenue (Block 453, Lot 20), Borough of Manhattan; and

WHEREAS, a public hearing was held on June 7, 1949 after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and for the applicant to file additional information and corrected plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in residence and retail use, B area class 1 1/2 height districts, East 12th street is in residence, local retail and retail use, B area, class 1 1/2 height districts; the site is in a residence use B area, class 1 1/2 height district; and

WHEREAS, the decision of the borough superintendent dated January 17, 1949 as to Alt. Applic. 2170-48 reads:

"1. Proposed occupancy and extension of the use on the upper floors as accessory use to a chicken market located within a Residence Use and Area "B" district is contrary to Art. II, Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 27 ft. frontage by 40 ft. in depth, irregular, on which is located a building 27 ft. frontage by 35 ft. in depth, irregular, three stories, 30 ft. in height, of class 3 construction used on the 1st floor as a chicken market; that it is proposed to use the upper two floors as accessory uses to the existing chicken market, the 2nd floor for employees' locker room, the 3rd floor for storage of empty crates; and

MINUTES

WHEREAS, the applicant contends that this building is owned, occupied and managed by the same person who maintains a poultry market business and has done so for about 31 years for which he obtained the approval of the Health Department and ran the business himself at that time and with his family, employed no help, and consequently there was no need for extra space besides the sales rooms as locker and store rooms; that conditions have changed, the business has grown with the population increase and the business now has 5 or 6 employees; that for their comfort and to satisfy present day standards and employee demand, locker room or dressing room space must be provided and toilet facilities accessible to the locker room are needed; that as the space on the ground story which is the market floor is already crowded to its capacity, it was necessary to extend into the previously vacant second story space; that to free the necessary store space, the proprietor found it necessary to place empty crates on the third floor; that originally, in the interest of economy the upper floors were left vacant; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision c, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2170-48, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

197-49-BZ

APPLICANT—Charles M. Spindler, for Isabelle Rodelli, Gerald Rodelli and Albert Sabini, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office.

PREMISES AFFECTED—68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43 and 50), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Joseph Rodelli.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (197-49-BZ)

WHEREAS, Charles M. Spindler for Isabelle Rodelli, Gerald Rodelli and Albert Sabini, owners, filed March 18, 1949, an application under section 7c of the zoning resolution, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office, affecting premises 68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, north west corner (Block 1348, Lots 37, 41, 43, 50), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 14, 1949, after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 69th street, Queens boulevard and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1949, acting on N.B. Applic. 624-49, reads:

"1. The extension in area of a plot used as a gaso-

line service station and garage and the construction of a new building thereon, to be used for lubrication, auto washing, office and auto accessory sales in a business use district is contrary to Art. II, Sec. 4 (a) (46) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 121.80 ft. front by 147.47 ft. in depth, irregular, on which is located a one-story masonry garage, 25 by 54 ft., a gasoline station (four 550-gallon tanks and two dispensing pumps) a two-story frame store and dwelling, a two-story frame dwelling, a one-story frame dwelling, a one-story frame garage and a one-story metal 4-car garage; that it is proposed to demolish the store and dwelling facing Queens boulevard, the one-story frame dwelling facing 69th street and to relocate the two-story dwelling now facing 69th street on the northerly end of the plot facing 69th street; that the gasoline station will be extended to occupy the full frontage of the plot on Queens boulevard, with a depth of approximately 83 ft. on 69th street; and

WHEREAS, the applicant contends that the plot is at present improved with a legally existing gasoline service station and garage on lot 50 with a frontage of approximately 50 ft. on Queens boulevard, established in 1925 under C.O. #20518; that the three owners of the plot are all members of the same family, who are also the operators of the gasoline station; that the gasoline station was erected by the present owner, and operated continuously by the present owner since 1925; that a new parkway type service station building will be constructed with a peaked roof and brick facade that the plot will be paved, fenced and landscaped, and the present pumps located on the building line will be removed; that new pumps will be set 10 ft. back of the building line; that the present outdoor greasing facilities will be removed, and greasing will be confined to the interior of the new building; that the present gas station frontage of 50 ft. provides very inadequate driveways, and the position of the building and pumps makes the serving of gasoline on the sidewalk almost mandatory; that this condition will be eliminated and ample ingress and egress provided by the proposed rearrangement; that the gas station area will be fenced off from the balance of the plot, and the remaining 64 ft. on 69th street will be occupied by a dwelling under the same ownership as the gas station which will act as a buffer between the gas station and the property to the north; that two of the four corners of this intersection are now occupied by gasoline stations, and there are numerous other non-conforming uses in the area, and the overhead tracks of the main line of the Long Island Railroad cross Queens boulevard just west of the site; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit an extension of the lawfully existing gasoline service station to include adjoining area, as proposed and as indicated on plans filed with this application marked "Received March 18, 1949," 4 sheets, *on condition* that only such portion of the entire plot shall be used for such gas station with its extension as is indicated on such plans; that the balance of the plot shall be maintained for a conforming use; that complete working drawings shall be submitted to the Board for further consideration and imposing conditions of this grant before same are filed with the Department of Housing and Buildings; that such plans shall be filed within one (1) month.

221-49-BZ

APPLICANT—Joseph Unger, for Nathan Ringler, for Holliswood Estates, owner (Holliswood Gardens No. 1, Inc., and Holliswood Gardens No. 2, Inc. lessees).

MINUTES

SUBJECT—Application (decision of the borough superintendent) under Sections 21 and 7h of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards, and the parking of motor vehicles on open portions of plot.

PREMISES AFFECTED—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens, #1 and #2, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger, Clarence R. Knickman, Morris Diamond and Anthony Signorielli.

For Opposition: Herbert L. Maltinsky, Birgio R. Noia, Clemente Soviero, Raymond G. Devine, Henriette Schütz and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (221-49-BZ)

WHEREAS, Joseph Unger for Nathan Ringler, for Holliswood Estates, owner, Holliswood Gardens #1, Inc. and Holliswood Gardens #2, Inc. lessees, filed March 21, 1949, an application under Sections 21 and 7h of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards, and the parking of motor vehicles on the open portions of the plot, affecting premises 196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue, 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on June 14, 1949, after due notice by publication in the Bulletin; hearing closed; laid over to June 21, 1949, for inspection and for further consideration by the Board; applicant to file with the Board a copy of application as filed with the Department of Housing and Buildings; and

WHEREAS, the district maps accompanying the zoning resolution show that Pompeii avenue, Marengo street and Dunton avenue is in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applications 712, 713, 714, 715, 717, 719, 720 and 722-49, dated February 23, 1949, reads:

"1. The erection of more than one building on a lot is contrary to Article 1, Sect. 5 of zone resolution.

2. Provide side and rear yards for Res. E. district as per Sect. 15 of zone resolution.

5. Parking of motor vehicles within a Res. E. district is contrary to Art. 2, Sec. 3 of zone res."

and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 716-49, dated February 23, 1949, reads:

"1. The erection of more than one building on a lot is contrary to Article 1, Section 2 of zone resolution.

2. Provide side and rear yards for Res. E. district as per Sect. 15 of zone resolution.

5. Parking of motor vehicles within a Res. E district is contrary to Art. 2, Sec. 3 of zone res."

and
WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 721-49, dated February 23, 1949, reads:

"1. The erection of more than one building on a lot is contrary to Art. 1, Sect. 5 of zone resolution.

2. Provide side and rear yards for Res. E district as per Sec. 15 of zone resolution.

5. Parking of motor vehicles within a Res. E. district is contrary to Art. 2, Sec. 3 of zone res."

and
WHEREAS, the applicant states that the premises consist of a plot 752.04 ft. front by 363.45 ft. in depth, irregular in area, presently vacant; and

WHEREAS, the applicant contends that the proposed buildings are a series of two-story attached dwellings to be used as garden apartments with no more than 2 families in each unit between fire walls; that some of these units face on large outer courts which in turn face on legal streets; that all buildings are to be fully brick veneered with masonry fire walls between each two-family unit running from cellar roof to 8 in. above the roof in the case of flat roofs and to the under side of the roof boards in the case of pitched roofs; that the distance between each group is at least 20 ft. and in many cases much more; that the garages and parking areas on the property are accessory to and to be used solely and exclusively for the use of the tenants on the same project; that this case deals with 10 separate buildings of two-story attached two-family dwellings to house a total of 264 families, and 35 garage areas in the buildings; that it is further proposed to erect two separate accessory garages to store 65 cars and to provide parking for 69 additional cars; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this application should be granted for reasons similar to those stated by the Board in connection with the Laurelton Housing Development, under Cal. Nos. 77-49-BZ and 78-49-A, under resolutions as appearing in the Bulletin, Vol. 34, No. 24, under date of June 14, 1949; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to objections 1 and 2 of each application, and under Section 7h, as to objection 5, of each application, *on condition* that the premises shall be developed substantially as proposed and as indicated on plans filed with this application marked "Received March 21, 1949," 8 sheets, to permit the parking of motor vehicles as proposed in the locations as shown; that pleasure vehicles only shall be parked belonging to the residents in the buildings on the same lot; that in all other respects the building and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under this date under Cal. 222-49-A; that such streets as are proposed to be removed from the map shall be duly removed by action of the Board of Estimate before construction is commenced; that sidewalks and curbing on surrounding streets shall meet the requirements of the Borough President; that play spaces and landscaping shall be properly maintained; that garage buildings shall comply with the requirements of the Code, and driveways and parking areas shall be surfaced and maintained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

251-49-BZ

APPLICANT—Joseph Schafran, for Morton Pickman and Cameo Holding Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted, and with doctors' offices on basement level, and to permit parking of groups of cars on unbuilt upon portion of the lot.

PREMISES AFFECTED—69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6585, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Edward Scharf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

THE RESOLUTION (251-49-BZ)

WHEREAS, Joseph Schafran, for Morton Pickman and Cameo Holding Corp., owners, filed March 28, 1949, an application under sections 7h and 21 of the zoning resolution to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards and nearer to the street line than is permitted and with doctors' offices on basement level and to permit parking of groups of cars on the unbuilt upon portion of the lot, affecting premises 69-69 Park Drive east, block bounded by Park Drive east, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80, 200; Block 6575, Lot 2), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on June 1, 1949, after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection by a Committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Park Drive east, 72nd avenue and 136th street, are in residence use, D and E area, Class 1 height districts; Jewell avenue and the site are in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 11 1949, acting on N.B. Applic. 994-1007/49, reads:

"1. One side yard is required for each building, in compliance with sec. 15(a) of the Zoning Law.

2. No portion of any building may be erected nearer than 10 ft. to the street line of any street on City map.

3. Rear yards are required in compliance with sec. 17(a) and sec. 15(a) of the Zoning Law.

4. The doctors' offices are not permitted on any floor other than the 1st floor (sec. 3-(6)-(a) of Art. 2—Zoning Law.

5. The erection of more than 1 building on a plot is contrary to sec. 1-V of the Zoning Law.

6. The parking of groups of cars on a plot located in a residence zone, is contrary to art. 2, sec. 3 of the Zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot 1531.80 ft. front by 492.97 ft. in depth (Irregular), presently vacant with one vacant building to be demolished: that it is proposed to erect 160 two-family brick residences in fourteen groups; and

WHEREAS, the applicant contends that the groups are to be set in landscaped grounds and arranged so as to afford

spacious privacy for each building and park-like entrances to each unit not directly facing the street; that project is sponsored and to be erected by a builder whose reputation is of the highest; that the project has already been approved by the Federal Housing Authority for mortgage commitment; that all units will be rented and cannot be sold separately; that 135th court now shown as a street on the city maps is to be removed from said maps; that application has been made for this purpose to the Board of Estimate, which has passed the matter to the City Planning Commission with favorable recommendation and it is on the calendar for final action to be held on or about April 13, 1949; that the six doctors' offices, located one each in buildings Nos. 9 to 14, inclusive, are located at points that are practically level with the surrounding finished street grade due to the severe grade conditions of the plot; each is entered independently from the fronting street and has no connection with the main building entrances; that proper light and ventilation is assured to each office; that the use of these offices will be solely for doctors, dentists or osteopaths, six of which are required for general public service in a project of this size; that "in building" garage accommodations for 79 cars are to be provided with not more than 2 cars in any one two-family residence; that as the requirements of the Federal Housing Administration are that at least 50% of the residents be provided with off-street parking facilities, additional provisions are made for open parking within designated paved areas for 86 cars; that these areas are screened from the street by the buildings proper and will serve to prevent residents and visitors from lining the public streets with cars; that permission is requested to add the following comment to the original basis of appeal; that where no side yards are provided between groups as numbered on the plans, these groups are physically connected by 12 ft. wide breezeways created by 2nd story enclosed and roofed porches which are part of the occupied areas of the 2nd floor; that screening of the parking area for 15 cars on the plot contingent to lots 65 and 68 on Block 6548 will be made effective by the addition of a screening wall or fence of 8 inch brick, 5 feet high above the level of the adjoining lots, which will eventually be covered with ivy thus preventing any possible annoyance to the occupants of the dwellings located on said lots 65 and 68; and

WHEREAS, the premises and surrounding area were re-inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this application should be granted for reasons similar to those stated by the Board in connection with the Laurelton Housing Development under Cal. Nos. 77-49-BZ and 78-49-A, under resolutions as appearing in the Bulletin, Vol. 34, No. 24, under date of June 14, 1949; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7 subdivision h, of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* as to Objections 1, 2, 3 and 5 *on condition* that the premises shall be constructed in accordance with the plot plan and detail plans marked "Received March 28, 1949," 17 sheets, and plans marked "Received April 8, 1949," 3 sheets; and withdrawn as to Objection 4, to comply; and *granted* under Section 7h to permit the parking of motor vehicles as proposed in the locations as shown; that pleasure vehicles only shall be parked belonging to the residents in the buildings on the same lot; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under this date under Cal. 252-49-A, that such streets as are proposed to be removed from the map shall be duly removed by action of the Board of Estimate before construction is commenced; that sidewalks and curbing on

MINUTES

surrounding streets shall meet the requirements of the Borough President; that play spaces and landscaping shall be properly maintained; that garage buildings shall comply with the requirements of the Code, and driveways and parking areas shall be surfaced and maintained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

253-49-BZ

APPLICANT—A. H. Salkowitz, for William R. Lanahan, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—97-33 to 97-35 Queens boulevard, north side, 118.44 ft. east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and William R. Lanahan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (253-49-BZ)

WHEREAS, A. H. Salkowitz, for William R. Lanahan, owner, filed March 30, 1949, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted, affecting premises 97-33 to 97-35 Queens boulevard, north side, 118.44 feet east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 14, 1949, after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 64th avenue is in residence and business use, C area and Class 1 height districts; Queens boulevard and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1949, acting on N.B. Applic. 50-49, reads:

"1. Building as proposed occupies an area in excess of that permitted for a Bus. C district as per sect. 13 Article 4 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 100 ft. in depth on which is located a one-story wooden office, which is to be removed; that it is proposed to erect a building 40 ft. front by 80 ft. in depth, one story 17 ft. in height of Class 3 construction to be used for store purposes; that the building will occupy 3200 sq. ft. or 80% of lot; that the permitted coverage is 2400 sq. ft. and the excess is 800 sq. ft. or 20%; and

WHEREAS, the applicant contends that it is proposed to erect a 40 ft. wide and 80 ft. deep taxpayer, one story and cellar in height, constructed of a 12 in. poured concrete foundation, 8 in. brick and approved type concrete block walls, wood floor and roof beams resting on interior steel columns and steel girders, entire cellar ceiling and 1st floor ceiling to be covered with rock lath and ½" p.c. plaster; that the lot has been owned by the present owner twenty years and a new building, occupying the permissible area, would not be economical under present building cost and high land assessment, as it would not provide enough rental area to bring a satisfactory return of the high investment;

that at present there is a strong demand for additional store space in this area and the surrounding stores in the sector cover substantially the entire area as permitted by the Board under Cal. Nos. 63-47-BZ and 164-48-BZ and a strict enforcement of the area requirements would therefore substantially interfere with free competition between the present stores and those under construction on surrounding plots; that, furthermore, a motion picture theatre and stores will be erected along the east lot line of the property and same being erected on lots 1, 4, 16 and 18 (See Cal. #871-46-BZ), lots 16 and 18 being directly behind the above property and separating it from any residential structures; that the owner has been contacted by prospective tenants who informed him the property cannot serve their needs unless the stores have a depth in accordance with the filed plans and the requested area variation will assure use of the store by high-class merchants in keeping with present neighborhood standards; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to area, to permit the excess coverage as proposed, *on condition* that the building shall not exceed one story in height, as proposed and as indicated on plans filed with this application marked "Received March 30, 1949," 4 sheets and one sheet marked "Received April 27, 1949," *on condition* that there shall be left vacant and unbuilt upon in the rear a yard as proposed not less than 20 ft. in depth; that such yard shall be properly paved and drained and shall be protected on all sides with suitable fencing; that no windows shall be erected on the side lot lines opening to adjacent premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

272-49-BZ

APPLICANT—Joseph B. Klein, for Celestino Boggia Ricotto, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49-51), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (272-49-BZ)

WHEREAS, Joseph B. Klein, for Celestino Boggia Rocotto, owner, filed April 4, 1949 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, affecting premises 5 to 7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan; and

WHEREAS, a public hearing was held on June 14, 1949 after due notice by publication in the Bulletin, and laid over to June 21, 1949, at request of applicant's representative;

MINUTES

applicant to file statement as to whose trucks are being parked illegally on the premises at present; for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Grand street is in a retail use, D area, class 1 height district; Baruch place is in residence and retail use, D area, class 1 height districts; the site is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 22, 1949 acting on Misc. Applic. 474-49, reads:

"1. The parking and storage of more than 5 motor vehicles within a residence district is contrary to Section 3, Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57 ft. 8 in. frontage by 100 ft. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than five motor vehicles and to erect an office, 10 ft. by 10 ft. in area, one story in height, of class 4 construction; and

WHEREAS, the applicant contends that extensive demolition in the neighborhood has depleted space available for motor vehicle parking to such an extent that parking of motor vehicles has become an acute problem; that the creation of this proposed use in this area would help the public and the adjacent business concerns; and

WHEREAS, upon inspection, it was found that the plot was already in use for storage of trucks; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles, as proposed and as indicated on plans filed with this application marked "Received April 4, 1949," 2 sheets, *on condition* that the plot shall be leveled and surfaced with steam cinders, clean gravel or other suitable material properly rolled and bound; that on the interior lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type not less than 5 feet, 6 in. in height; that a similar fence shall be erected on the street building line continuously except for an opening not exceeding 15 ft. in width; that curb cuts opposite such opening shall not exceed 17 ft. in width; that proper aisles shall be maintained at all times for easy entrance and egress; that wood bumpers shall be provided along the lot lines and fences to prevent damage to same; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building erected near the entrance not exceeding 100 sq. ft. in area as an office and shelter for the attendant; that such building shall not be over one story in height and may be of frame; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence not extending beyond the building line and not illuminated, advertising only the use of the premises and the rates charged and such other information as the Commissioner of Licenses may require; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

APPEALS FROM ADMINISTRATIVE DECISIONS

988-48-A

APPLICANT—Henry Nordheim, for Arthur Schwartz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3982 White Plains road, east side, 70.78 ft. north of East 225th street (2nd floor); (Block 4839, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and D. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 A.M. in conjunction with 987-48-BZ.

1127-48-A

APPLICANT—Lama, Proskauer and Prober, for Hotel Properties, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 A.M. for applicant to file revised plans as to proposed construction of building.

297-49-A

APPLICANT—Charles M. Spindler, for 800 Sterling Place Corp., owner (Sparkle Cleaners, Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 A.M. for inspection at request of the Board.

203-49-A

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Nelson Page.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Mordock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (203-49-A)

WHEREAS, Nelson Page for Turtle Bay Music School, owner, filed March 10, 1949, an appeal from a decision of the borough superintendent, affecting premises 244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325 Lot 32), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, as to Alt. Applic. 2487-47, dated January 5, 1948, reissued February 8, 1949, reads:

"2. Classrooms and libraries not permitted as building exceeds the tabular height limit for a public building.

5. The means of egress are insufficient as per 6.1.5 Bldg. Code."

and

MINUTES

WHEREAS, the applicant states that the building is 3 stories and basement in height; 50 ft. by 91 ft. in area at 1st floor; 50 ft. by 66.6 ft. in area at typical floor; erected prior to 1869; located on a lot 50 ft. by 100.5 ft. in area, in a residence use B area, Class 1½ height district and used and occupied since 1939 as follows: cellar, boiler room; basement entrance hall; 1st floor, office at front, rear portion vacant, 20 persons; 2nd floor front, conservatory, rear, classrooms, 20 persons; 3rd floor front janitor, rear vacant, 5 persons; proposed to be used and occupied upon completion of alteration as follows: cellar, no change; basement, classrooms and auditorium, 300 persons; 1st floor, classrooms, library and office, 30 persons; 2nd floor, no change, 20 persons; 3rd floor, janitor's apartment, classrooms and music storage, 10 persons; that the building is provided with one fire stairway 3 ft. 6 in. wide of steel construction, brick enclosed, equipped with kalamein self-closing doors leading from top story direct to street and provided with a scuttle and ladder to roof, and two fire escapes at rear on east and west sides extending to roof by stair with egress from their lower termination through fire passage to street on the westerly side; and

WHEREAS, the applicant contends that the owner, a charitable institution, purchased the premises in 1934, after due inquiry was made at the Building Department as to its usability for school purposes; that the building was originally erected as a public school and used as such for over 40 years; that Alt. Applic. 679 of 1908 showed the conversion of the building from public school to factory use; that the long range plan of the owners was to alter the building as far as available funds would allow, and then add additional finished rooms as endowments permitted in the future; that the original alteration was filed under 956-35, and all the work on the 2nd floor and front half of the 1st floor was done; that subsequently a janitor's apartment was installed on the 3rd floor under Alt. 2446-1946 and a teaching room finished in the basement at the front east corner; that the school has now raised sufficient funds to complete its plans including an auditorium and existing rear extension; and

WHEREAS, the applicant contends as to Objection 2, that the borough superintendent's ruling would prevent the school from using the 3rd floor with the exceptions of the janitor's apartment; that this would constitute a hardship and leave the school with insufficient teaching rooms to fulfill its mission; that there are only 5 instructional rooms on this floor, each of which would be used by one pupil and a teacher for individual instruction; that at no time will there be more than 10 persons on this floor; that there are 3 means of egress provided, one a fire tower and two outside labor law fire escapes; and

WHEREAS, the applicant contends as to objection 5, that although the means of egress do not strictly comply with the Code they are adequate within the intention of the law as 3 means of egress are provided where only two are required; that when the alteration was first undertaken only one means of egress was necessary; that new arrangements add two outside labor law fire escapes; that the school differs from the ordinary academic school in that most teaching rooms are used for individual instruction and the density of occupancy is extremely low; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. applic. 2487-47, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 2, *on condition* that the building shall be occupied as proposed and shall not be increased in height or area and shall comply with the requirements of the resolution as adopted by the Board on June 7, 1949, under Cal. 202-49-BZ; as to Objection 5, that exits shall be arranged as proposed for all floors above the basement as indicated on plans filed with Cal. 202-49-BZ, and as to the basement, in accordance with revised plans marked "Received June 20, 1949," 1 sheet, *on condition* that the stair leading from the street to the basement shall be so located so as to have no portion beyond the building line; that in all other respects the building and occupancy shall comply with all laws, rules and

regulations applicable therewith, other than as modified by resolution adopted by the Board on June 7, 1949, under Cal. 202-49-BZ.

222-49-A

APPLICANT—Joseph Unger, for Nathan Ringler, d/b/a Holliswood Estates, owner (Holliswood Gardens #1, Inc., and Holliswood Gardens #2, Inc. lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52 and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger and Clarence R. Knickman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (222-49-A)

WHEREAS, Joseph Unger for Nathan Ringler, owner, (Holliswood Gardens #1, Inc. and Holliswood Gardens #2, Inc., lessees) filed March 21, 1949, an appeal from a decision of the borough superintendent and an application pursuant to Section 36 of the General City Law, to permit the erection of buildings not fronting on legal streets, affecting premises 196-02 to 196-04, 196-06 to 196-36 Pompeii avenue; 196-01 to 196-17, 197-01 to 197-11, 196-21 to 196-51 Dunton avenue and 87-02 to 87-32, 87-34 to 87-38 Marengo street, northwest corner Dunton avenue (Block 10524, Lots 1 and 50); 198-02 to 198-04, 198-06 to 198-38, 198-42 to 198-52, and 198-05 to 198-37 Pompeii avenue; 198-01 to 198-03 Dunton avenue and 87-09 to 87-49 Marengo street, northeast corner of Dunton avenue (Block 10524, Lots 150 and 200); Holliswood Gardens #1 and #2, Hollis, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated February 23, 1949, acting on N. B. Applications 712-49 to 717-49, inclusive, and 719 to 722-49 inclusive, reads:

"3. Secure approval of Board of St. and A. as per Sect. 36 of General City Laws for buildings that do not face on a legal street.

4. Frame attached dwellings contrary to Sect. 4.1.3 of B.C."

and

WHEREAS, the applicant states that the premises will be developed with a series of two-story and basement frame, attached two-family dwellings and accessory garages and parking areas as indicated on plans filed with this appeal marked "Received March 21, 1949," 6 sheets; and

WHEREAS, the applicant contends that the proposed buildings consist of a series of two-story attached dwellings to be used as garden apartments with no more than two families in each unit between fire walls; that some of the units will face on large outer courts which in turn face on legal streets; that all buildings will be fully brick veneered with masonry firewalls between each two-family units running from cellar floor to 8 inches above roof in case of flat roofs and to the underside of the roof boards in the case of pitched roofs; that the distance between each group will be at least 20 ft. and in many cases much more; that the garages and parking areas on the premises will be accessory to and used solely and exclusively for the tenants; and

MINUTES

WHEREAS, the applicant has filed a plan showing proposed details of wall construction marked "Received May 6, 1949" 1 sheet, indicating that the buildings will be surfaced on the exterior with 4 inches of masonry veneer and will be separated into two-family units by an 8 inch cinder block wall carried 8 inches above flat roofs and to the underside of roof boarding in the case of hipped roofs and that the cinder block fire wall at either intersection, with brick veneered exterior walls, will be carried to the face of the studding and parged flush with face of studs with mortar and that sheathing board and 4 in. masonry veneer will be installed continuously across the intersecting fire wall and that in the case where the fire wall is extended to the underside of roof boarding of hipped roof section that the masonry wall will be parged with mortar to top of roof beams; and

WHEREAS, cellar plans filed with this appeal indicate that in no case will the space provided at cellar level under the two-family dwelling units for garage purposes accommodate more than two cars under each dwelling.

Resolved, that the decision of the borough superintendent, acting on N. B. Applications 712-49 to 717-49, inclusive and 719 to 722, inclusive, objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, *on condition* that such buildings as do not face on a legally mapped street shall have such walks or driveways so as to give adequate access to a mapped street; as to Objection 4, that the construction of the buildings may be as proposed and as indicated on plans filed with this appeal marked "Received May 6, 1949, 1 sheet; that in all other respects the buildings and occupancy shall comply with the requirements of the resolution as adopted this day under Cal. 221-49-BZ, and with all other laws, rules and regulations applicable to the buildings and occupancy.

252-49-A

APPLICANT—Joseph Schafran, for Morton Pickman and Cameo Holding Corp., owners.

SUBJECT—Appeal from a decision of the borough superintendent (under sections 35 and 36, General City Law re buildings in bed of and fronting on mapped streets).

PREMISES AFFECTED—69-69 Park Drive East, block bounded by Park Drive East, Jewel Avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Edward Sharf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

THE RESOLUTION (252-49-A)

WHEREAS, Joseph Schafran, for Morton Pickman and Cameo Holding Corp., owners, filed March 28, 1949, an application pursuant to Section 35 and 36 of the General City Law, re buildings in bed of and not fronting on mapped streets from a decision of the borough superintendent, affecting premises 69-69 Park Drive East, block bounded by Park Drive East, Jewel avenue, 136th street and 72nd avenue (Block 6548, Lots 2, 80 and 200 and Block 6575, Lot 2), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1949, acting on N. B. Applic. Nos. 994-1007/49, inc., reads:

"7. The construction of any building in the bed of a mapped street is contrary to Art. 3, Sec. 35 of the General City Law.

8. The erection of any building without access to an

officially mapped street on highway, is contrary to Art. 3, Sec. 36 of the General City Law."

and

WHEREAS, the applicant states that it is intended to erect 14 groups of 2-story brick, two-family dwellings, 2 stories, 22 ft. in height, 22 ft. 8 in. and 25 ft. by 32 ft. 4 in. and 34 ft. 4 in. in area at first floor, 22 ft. 8 in. and 25 ft. by 32 ft. 4 in. and 34 ft. 4 in. in area at typical floor, Class 3 construction, located on a lot 1531.80 ft. irregular by 492.97 ft. irregular in area, in a residence use, E area, Class 1 height district, to be used and occupied as follows: cellar—garages, boiler rooms, laundries, storage rooms, doctors' offices; 1st floor, dwelling, 1 family; 2nd floor, dwelling, 1 family; and

WHEREAS, the applicant contends that the groups of two-story brick, two-family dwellings will be set in landscaped grounds and arranged to afford spacious privacy to each building and parklike entrances to each unit and will not directly face the street; that the project has been approved by the Federal Housing Authority; that all units will be rented and cannot be sold separately; and

WHEREAS, the applicant contends as to Objection 7 issued by the borough superintendent, that request is made for conditional approval, as application has been made to the Board of Estimate for removal of 135th Court from the City Map; that this matter was on the calendar of the City Planning Commission on April 13, 1949; that as to Objection 8, request is made for approval of plans as filed as each building will have access to an officially mapped street either directly or through parked and landscaped areas with paved paths and walks; that the buildings will be so grouped as to provide three means of entrance by driveways in addition to the main openings between building groups for fire fighting apparatus; that all parked areas at fronts of the buildings are 65 feet wide at the point of least width and are ample for all needs, being as wide or wider than the average city street; that no useful purpose would be obtained if 135th Court were permitted to remain, as the difference in grades between 135th Court and the corresponding point on Park Drive is 16 feet.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 994-1007-49, Objection 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, *on condition* that all buildings not facing on streets shall be provided with ample walkways leading to streets; withdrawn as to Objection 7, as to building in the bed of a mapped street in view of the requirements of the resolution adopted this day under Cal. 251-49-BZ; that in all other respects the premises and occupancies shall comply with the requirements of all laws and rules applicable thereto other than as modified herein and under calendar number 251-49-BZ in resolution adopted this day.

MATERIALS SUBMITTED FOR APPROVAL

1043-48-SM

APPLICANT—Taylor Bedding Mfg. Co., owner.

SUBJECT—Insl-Cotton Insulation, approval of.

APPEARANCES—

For Applicant: Gordon S. Parker.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1043-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1043-48-SM

May 20, 1949

Subject: Insl-Cotton Insulation, Approval of.

The Taylor Bedding Manufacturing Company, Taylor, Texas, filed November 8, 1948, an application with the Board

MINUTES

of Standards and Appeals for approval of their material known as Insl-Cotton Insulation for use as an insulating material under the provisions of C26-178.0.b for approval in accordance with the Board's authority under C26-191.0.a of the Administrative Building Code.

Purpose

This material is for interior thermal insulation of partitions, walls, roofs and ceilings of buildings.

Description

Insl-Cotton Insulation consists of minute cotton fibres, garnetted into a compact homogeneous resilient mass, which is attached to kraft backing paper.

The manufacturing process consists of ginning the cotton to remove the seed, dirt and trash. It is then put in a flame-proof chemical bath, dried and garnetted. As the blankets of cotton come off the garnett machine they are cut to width and attached to the backing paper, using asphalt as an adhesive. The paper backing including the asphalt weighs 0.35 lbs. p.s.f. Each lot of material is inspected and certified to a Federal Inspector who is stationed by the U. S. Department of Agriculture at the factory.

Each lot of Insl-Cotton is certified to comply with Federal Specification '7d' program 0-72a U. S. Department of Agriculture. This specification includes such requirements as composition of the batt, fire resistance treatment test, length and width of batt, thickness and minimum weight for each specific thickness and the backing material requirements. A copy of Federal Specifications 7d is on file with this application.

The heat conductivity or "K" value was established by test as .242.

The heat conductivity is expressed in BTU per hour per sq. ft. of material per degree F. of temperature difference between opposite surfaces for a 1 inch thickness. This material is marketed in blankets 16", 20" or 24" wide by 30 ft. long by 1 in. 1½ in. 2 in. 3 in. or 3½ in. thick. This material is fastened either by stapling or nailing.

Recommendations

On the basis of the foregoing data, the Committee on Test recommends the approval of Insl-Cotton Insulation as manufactured by the Taylor Bedding Manufacturing Company as insulating material under the requirements of Section C26-178.0.b for use as a thermal insulating material in the ceilings and partitions not required to have a fire resistive rating in Class 3 construction, and as a thermal insulating material in Class 4 construction. When used in partitions in Class 3 construction, this insulation shall be installed not more than 2 stories ahead of scratch coat of plaster. The material shall be manufactured as herein set forth and the cotton insulation shall meet the flameproofing and other requirements of Cotton Insulation Specification No. 7d and that each package of Insl-Cotton Insulation shall carry the seal of inspection by the Department of Agriculture and that where inspection is no longer available the applicant shall be required to furnish parallel inspection as outlined in this report.

It is further recommended that each container in which this material is marketed shall be marked, stamped, labeled or tagged "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 1043-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
Leslie V. Huber,
Chief Engineer,
John A. Darts, Jr.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1133-48-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—USG Coal Doors, approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1133-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1133-48-SM

March 29, 1949

Subject: USG Coal Doors; approval of.

United States Gypsum Company, New York, filed, December 11, 1948 an application with the Board of Standards and Appeals for approval of the material known as U.S.G. Coal Door under the provisions of C26-88; C26-178 and C26-191 of the Administrative Building Code.

Description

The device is designed to permit placing coal in cellar bins by providing an opening through building walls with positive inside locking device and to protect the opening by a heavy metal frame in wall with a heavy frame and door.

The assembly consists of a frame and hinged door. The frame is fabricated of 14 gauge SAE 1010 open hearth steel and the side casing protecting the opening is 16 gauge.

The door is of 14 gauge open hearth steel of riveted and welded construction. It is fastened to the frame by two special hinges at the top. The pins of the hinges are upset and riveted to prevent removal. It is locked in the closed position by a spring loaded catch. The door may be opened at a distance from the inside only, by a chain connected from the catch to a ring welded to the inside head of the door frame.

The door may be locked in a vertical position for use by slots in the leaf of the hinge secured to the door. When again raised and released the door is self closing and locking.

The assembly is designed for 8" wall thickness but can be used for other wall thickness. The door requires a 22¼" x 16½" wall opening. The entire assembly weighs 35 lbs.

Inspection and Test

A sample of the door was inspected at the office of the Board. Present at the test were Comm. C. M. Blum, Chief Engineer, L. V. Huber and J. A. Darts, Engineering Division and W. W. Bainbridge representing the applicant. The door was operated and functioned safely as outlined above and appears to be satisfactory for the purpose for which it was designed.

Recommendation

On the basis of the inspection and test the Committee on Test recommends the approval of the U.S.G. Coal Door under the provisions of C26-178.0.b and C26-191.0 Administrative Building Code as meeting the requirements of C-26-88.0 Administrative Building Code on condition that the U.S.G. Coal Door be used for voluntary installation where not required to have a fire resistive rating, and not projecting beyond street line. Each door shall be labeled or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1133-48-SM" or in lieu thereof each bill of lading or bill of material or invoice shall be similarly stamped. Provided also that masonry around opening be properly supported.

(Sgd.) CHARLES M. BLUM,
Commissioner,
Leslie V. Huber,
Chief Engineer,
John A. Darts, Jr.,
Engineering Division,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

309-49-SM

APPLICANT—Charles M. Spindler, for Franchet Metal Craft, Inc., owner.

SUBJECT—Franchet Ribbed Metal Cross Bridging, approval of.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (309-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 309-49-SM May 17, 1949
Subject: Franchet Ribbed Metal Cross Bridging, approval of.

Charles M. Spindler for Franchet Metal Craft, Inc., filed April 21, 1949, an application with the Board of Standards and Appeals for approval of the Franchet Ribbed Metal Cross Bridging under the provisions of C26-178.0 and C26-529.0 Administrative Building Code.

Purpose

This material is to be used as cross bridging between wood beams, serving the same purpose as wood cross bridging.

Description

This material consists of 16 gauge hot rolled steel bars, $\frac{3}{4}$ inch wide, V-cripped for their entire length except at the ends, where the bar is flat and provided with five holes punched to receive 10d nails.

This material is similar to the bridging approved by the Board under Cal. 647-45-SA, except that the V groove shape increases the radius of gyration and gives greater resistance to lateral deflection under compressive stresses.

Inspection

This material was inspected, gauged and compared for stiffness with similar devices and also compared with the bridging approved under Cal. 647-45-SM at the office of the Board in the presence of Commissioner C. M. Blum, Commissioner E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Charles M. Spindler, representing the applicant.

Recommendation

On the basis of the inspection and the design of this material, the Committee on Test recommends the approval of the Franchet Ribbed Metal Cross Bridging under the provisions of C26-191.0 and C26-529.0, when constructed in accordance with the report, provided that each package of the bridging be tagged or labelled "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 309-49-SM."

(Sgd.) CHARLES M. BLUM, Commissioner,
Edwin W. Kleinert, Commissioner,
John A. Darts, Jr., Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

Adjourned: 2:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 1949, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1007-48-A

APPLICANT—Vincent D. Luongo, for Rebecca Nassofer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo and Irving Nassofer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1007-48-A)

WHEREAS, Vincent D. Luongo, for Rebecca Nassofer, owner, filed November 30, 1948, an appeal from a decision of the borough superintendent, affecting premises 333 Stone avenue, east side, 125 ft. south of Glenmore avenue (Block 3709, Lot 7), (1st floor), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated November 29, 1948, acting on Alt. Applic. 4208-48, reads:

"1. Proposed commercial occupancy on 1st floor of frame bldg. is contrary to 4.2.1 and 2.1.3.5 of the code." and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height; 18 ft. by 42 ft. 1 in., irregular in area, of Class 4 construction; erected about 1908; located on a lot 25 ft. by 100 ft. in area, in an unrestricted use, C area, Class 1 height district, and used and occupied since 1925—cellar, boiler room and storage; 1st floor, 2nd floor combined doctor's office and dwelling, one family; 2nd floor, dwelling, one family; 3rd floor, dwelling, 1 family, for which no C.O. has been issued; that the building is proposed to be used and occupied as follows after completion of alteration—cellar, boiler room and storage; 1st floor, store and dwelling, in conjunction with 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family; that the building is equipped with one 2 ft. 6 in. wide wood stairs, frame enclosed, equipped with wood doors, which are not self-closing; that stair hall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states that the first story of the building is solid brick, the upper two stories are of frame; that the building occupies an area of 18 ft. 1 in. by 57 ft. 8 in. at the 1st floor and the 2nd and 3rd stories are 18 ft. 1 in. by 42 ft. 1 in.; that in the rear yard there is a one story frame building; that the present occupancy dates back to 1925 when the building was converted to two families and doctor's office under Alt. 9870-1925; that it is proposed to change the use of the building from doctor's office and two family dwelling to a store for the repair and sale of new and rebuilt sewing machines and two families; and

WHEREAS, the applicant contends that the building is in an unrestricted use district, surrounded by buildings which are occupied for uses permitted in an unrestricted use district; that it is proposed to erect a new one story brick extension on the side and front of the present one story brick portion of the building to create a store for the

MINUTES

owner's use; that not more than 3 persons will be employed at any one time; that it is proposed to fire retard the entire store by removing all plaster on all walls and ceiling of the newly created store, including all partitions separating the public hall from the store and dwelling and dwelling portion from the store down to the studs or brick walls; that all new and old brick walls will be furred out with metal furring strips and all partition walls and ceilings will be covered with metal lath; that all new lath surfaces will be plastered with $\frac{3}{4}$ in. Portland cement plaster; that all furred spaces will be fire stopped at 2nd floor dwelling portion and all partitions separating public hall and store dwelling and store will be fire stopped at the 2nd floor; that all openings from store to public hall will be equipped with one hour self-closing fireproof doors, cellar ceiling will be fire retarded; that cellar stairs will be enclosed with 4 in. masonry equipped with one hour self-closing fireproof door; that in view of the low occupancy in the proposed store and the changing character of the neighborhood, it is requested that the use be granted as proposed subject to such conditions as the Board may deem necessary; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the application be not granted.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 4208-48, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

88-49-A

APPLICANT—Charles W. Burke, for Board of Transportation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—123-53 Willets Point boulevard, west side, 305 ft. south of Roosevelt avenue (ground floor); (Block 2018, part of Lot 1000), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William H. Donald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (88-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 123-53 Willets Point boulevard (Flushing Meadow Park), west side, 305 ft. south of center line of Roosevelt avenue (Block 2018, part of Lot 1000), Flushing, Borough of Queens, was granted by the Board June 7, 1949, on certain conditions; and

WHEREAS, the applicant filed additional plans as required by the resolution, for approval by the Board, as to ventilation etc.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 7, 1949 by adding thereto:

"... that plans marked "Received June 16, 1949," three sheets, Drawings No. MS-764-ST, MS-752-ST and MS-763-ST are hereby *approved* as meeting the requirements of this resolution as to ventilating system, cross connected control of fans and dispensing pumps and tank gauges as required by the Oil Burner Rules (Misc. 7579-48)."

254-49-A

APPLICANT—Louis Lieberman, for William H. Kehlmann, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (254-49-A)

WHEREAS, Louis Lieberman for William H. Kehlmann, owner, filed March 30, 1949 an appeal from a decision of the borough superintendent affecting premises 1884 Marmion avenue, east side, 100 ft. north of East 176th street (Block 2959, Lot 32), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated March 21, 1949 acting on Alt. Applic. 1002-48 reads:

"4. Building is Class IV. Use as Sanitarium not permitted by Section 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is two stories and basement, 28 ft. in height, 36 ft. by 97 ft. in area at 1st floor, 36 ft. by 50 ft. in area at typical floor, of class 4 construction, erected in 1906, located on a lot 47 ft. by 117 ft. in area, in a residence use B area district, used and occupied since 1924 as follows: basement—heating, storage, kitchen and two beds—two persons; 1st floor—sanitarium and doctor's office—21 persons; 2nd floor—caretaker's apartment—1 family; proposed to be used and occupied: basement—same; 1st floor—sanitarium—36 persons; 2nd floor caretaker's apartment—1 family; that the building is provided with one 2 ft. 10 in. wide wood stairs, unenclosed, leading direct to street and provided with a ladder and scuttle to roof; two fire escapes extend to side yard; and

WHEREAS, C.O. 258 issued October 22, 1928 upon completion of work under Alt. 647-26 describes the building as two story brick and classifies it as a sanitarium and lists the following use of the extension—number of beds—21; and

WHEREAS, the applicant also states that the building is 38 ft. by 113 ft. in area, two stories and basement in height, of frame and masonry construction; that the building was erected in 1906 as a frame building for residential use; that in 1924, a C.O. was issued changing the use of the original structure to sanitarium with five beds; that in 1926 an extensive alteration was completed involving a one story fireproof extension at the front and rear of the old frame building and a C.O. was issued in 1928 for a 21 bed sanitarium; that until 1948 the building was used as follows: basement—kitchen, heating and storage, nurse's bedroom and two single rooms for patients; 1st floor—sanitarium consisting of 9 private rooms, 4 ward rooms and doctor's office; 2nd floor—one family—caretaker; that it is proposed to change the use of the building to the following: basement—kitchen, heating and storage, one double room for patients, office and mortuary; 1st floor—sanitarium consisting of 9 private rooms, 5 ward rooms and combination dining room and sitting room; 2nd floor—caretaker—1 family; and

WHEREAS, the applicant contends inasmuch as the basement floor is of masonry construction, the 1st floor frame portion of the building contains approximately 1400 sq. ft. and the frame walls were covered with wire lath and cement plaster and brick veneer and that since the greater portion of the building, consisting of the rear extension, is of fireproof construction, it is requested that the Board grant a variance to permit the sanitarium in a class 4 constructed building; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the application be granted on condition.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1002-48, Objection 4, be and it hereby

MINUTES

is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and otherwise shall be used as proposed and indicated on plans filed with this appeal, marked "Received March 30, 1949" (2 sheets) and "Received June 4, 1949" (3 sheets); that the occupancy shall be maintained in accordance with the approval of the Department of Hospitals; that the basement throughout shall have a fire-retarded ceiling and, in addition, the kitchen and storage room shall be protected by sprinklers as approved by the Borough Superintendent and which may be connected to the domestic water supply of the building, provided such water supply is not less than 2 in. in diameter from the main; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

273-49-A

APPLICANT—Julian Roth, for The Dorlyn Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—115-117 East 54th street, north side, 124 ft. 2 in. east of Park avenue (4th floor); (Block 1309, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (273-49-A)

WHEREAS, Julian Roth, for The Dorlyn Realty Corp., owner, filed April 4, 1949, an appeal from a decision of the borough superintendent, affecting premises 115-117 East 54th street, north side, 124 ft. 2 in. east of Park avenue (4th floor); (Block 1309, Lot 6), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1949, as to Alt. Applic. 358-49, reads:

"3. Building exceeds tabular height limit for a commercial bldg.; therefore should be fireproof. Section 4.2.1 B.C.

4. Stairs should go to roof. Section C26-292(k, 3).

5. One stairway inadequate for number of persons. Stairs should be erected in 2 hr. material. Single 3 ft. 0 in. stairway not acceptable, more than 50 persons above 1st floor.

6. Spiral stairs not acceptable as a means of egress. Section C26-292.0(a) B.C."

and

WHEREAS, the applicant states the building is 4 stories and basement, 50 ft. in height, 33 ft. 8 in. by 102 ft. 2 in. in area at 1st floor, 33 ft. 8 in. by 57 ft. 6 in. in area above; Class 3 construction, erected in 1895, located on a lot 33 ft. 8 in. by 102 ft. 2 in. in a retail use, B area, Class 1½ height district, permitted to be used and occupied under C.O. 35141-49 since 1948: Cellar, boilerroom and storage; basement, office and showroom, 100 persons; 1st, 2nd and 3rd floors, offices and showrooms 40 persons per floor; 4th floor—vacant (entire building now vacant); proposed to be used and occupied: Cellar, same; basement—same; 1st and 2nd floors, offices and showrooms, 44 persons per floor, 3rd floor, office and showroom, 40 persons; 4th floor, office—20 persons; that the building is provided with one 3 ft. wide wrought iron interior stairs enclosed in partitions of metal lath and cement plaster, equipped with metal, self-closing doors, leading from roof bulkhead directly to street; and

WHEREAS, the applicant contends that the stair on the east side of the building is wrought iron with cement treads and extends from 1st floor to roof, enclosed for its entire

height with wood stud partitions, fire-retarded on both sides with metal lath and cement plaster; that doors opening off the stair enclosure are fireproof, self-closing, 1½ hour test; that the stair is 3 ft. wide for its entire height and exits direct to street; that under C.O. 35141 issued upon completion of Alt. 132/49, the use of the basement of 3rd story for offices and showrooms was permitted; that the partitions now objected to by Objections 3 to 6 were accepted under such alteration; that inasmuch as the 4th floor exists and is not an addition to the building, whatever hazard is inherent in this space cannot be increased by its use; that the 4th floor, now proposed to be used for office only contains approximately 870 sq. ft. of area for that purpose; and contends further that the building is an old residence on a street no longer used for residence purposes and is in extremely good state of repair and very handsomely decorated; that the present owners have invested a considerable amount of money in the site and it is a great hardship for them not to be able to realize an income from the 4th floor; and

WHEREAS, Alt. Applic. 1731-47, Objection 2, dated January 16, 1948 issued by the examiner stated that the stair enclosure for a building of non-fireproof construction over 4 stories in height should be two hour fireproof; and

WHEREAS, this objection was modified by the Chief Engineer of the Department of Housing and Buildings on January 19, 1948 stating that "two exits provided and fully enclosed in one hour partitions for not more than three stories and basement OK"; and

WHEREAS, upon completion of this alteration, C.O. 35028 was issued January 13, 1949 permitting the following use and occupancy: cellar—boiler room and storage; basement, 1st, 2nd and 3rd floors—offices; 4th floor to remain vacant, and permitting an occupancy of 12 persons on each of the basement, 1st, 2nd and 3rd floors; that specification sheet filed with Alt. 1731-47 stated as to the 4th floor use and occupancy that "the 4th floor shall be used only after approval is obtained from the Board of Standards and Appeals"; and

WHEREAS, on February 2, 1949, superseding C.O. 35141 issued under Alt. 132-49 permitted the change of use of the basement, 1st, 2nd and 3rd floors to offices and showroom with an occupancy of 40 persons per floor and required the 4th floor to remain vacant; and

WHEREAS, plans filed with this appeal do not indicate that the existing stairways are enclosed in one hour material as permitted under the variation granted by the Chief Engineer of the Department of Housing and Buildings on January 19, 1948; and

WHEREAS, the applicant states that the approval of the Department of Housing and Buildings and the issuance of the certificate for the occupancy up to and including the third floor was based on the existing circular stair being enclosed throughout with partitions and doors thereto of not less than one-hour fire-test construction.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 358/49, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to objection 3, *on condition* that the building shall not be increased in height or area; as to Objection 4, that the existing stairs shall be continued to the roof with a bulkhead of one-hour construction; that in continuing the primary means of exit to the roof, the light shaft on the 3rd and 4th floors shall be eliminated; as to Objection 5, that the existing stairway shall be enclosed throughout with partitions of not less than 1-hour construction and doors at all openings thereto not less than one-hour; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied for the use proposed by one tenant throughout; that any occupancy of the building shall be in accordance with the requirements of the Zoning Resolution therefor and shall not be an occupancy requiring a permit from the Fire Department because of inflammable materials.

MINUTES

306-49-A

APPLICANT—DeRose and Cavalieri, for Frank Valente, owner.

SUBJECT—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231, subdivision 3 of the Multiple Dwelling Law as to access to second means of egress, as cited in a decision of the borough superintendent.

PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (11th floor); (Block 1167, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (306-49-A)

WHEREAS, DeRose and Cavalieri, for Frank Valente, owner, filed June 3, 1949, an application pursuant to Section 310 of the Multiple Dwelling Law for a variation of the provisions of Section 231, subdivision 3 of the Multiple Dwelling Law, as cited in a decision of the borough superintendent, affecting premises 320 West End avenue and 259 West 75th street, northeast corner (11th floor), (Block 1167, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 13, 1949, as to Alt. Applic. 2319-48, reads:

"A2. Repeat. A combination of egress under Sec. 102 and 231 M.D. Law is not acceptable as a 2nd means of egress."

and

WHEREAS, the applicant states that the building is 14 stories, 155 ft. in height; 90 ft. by 54 ft. 6 in. in area, of Class 1 construction, on a lot 90 ft. by 65 ft. in area, in a residence use, D area Class 1½ height district and used and occupied: cellar, storage and boiler room; 1st floor, 2 apartments and doctor's offices; 2nd to 14th floors, 2 apartments each, pent house, one apartment, and proposed to be used and occupied without change except for subdividing one apartment into two on the 11th floor; that the building is provided with an approved standpipe system, two 3 ft. wide interior 4 in. block enclosed iron stairs, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that this variance is sought of Sections 102 and 231 of the Multiple Dwelling Law for this multiple dwelling erected prior to July 1, 1948; and

WHEREAS, the applicant contends that it is proposed to change the occupancy of the 11th floor from 2 to 3 apartments; that the building is provided with a standpipe system, two 3 ft. wide stairs, enclosed in terra cotta partitions with access openings thereto, protected by fireproof self-closing doors; that stairs run from street to roof; that it is proposed to rearrange the vacant nine room apartment at the corner of the 11th floor into two apartments, one four rooms and one five rooms, as indicated on plan filed with this application; that the two stairs are accessible directly to all apartments with the exception of the two south apartments on the 11th floor which will have access to both stairs through the public hall; that a variance is requested as the egress shown for the newly created apartments will be acceptable if it prevailed throughout the building under section 7 paragraph 5.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2319-48, Objection 2, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the 11th story only of the building on the south side to be rearranged to pro-

vide two apartments in place of present one, as proposed and as indicated on revised plans filed with this appeal marked "Received June 17, 1949" (2 sheets), under the principle of Section 9, Paragraph 5 of the Multiple Dwelling Law; on condition that an additional door shall be constructed as an exit in the partition between the present library proposed to be changed to a bedroom, facing West End Avenue, into the elevator hall; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

318-49-A

APPLICANT—George P. Ames, for Freres Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens (under section 35, General City Law—re bed of mapped street—proposed widening of 144th street).

APPEARANCES—

For Applicant: George P. Ames.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (318-49-A)

WHEREAS, George P. Ames for Freres Realty Corporation, owner, filed April 26, 1949 an application pursuant to section 35 of the General City Law, to permit the maintenance of an existing building partly in the bed of a mapped street (144th street), affecting premises 89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent acting on Alt. Applic. 851-49 dated April 25, 1949 reads:

"1. Building as erected is partly in the bed of a mapped street, contrary to Sec. 35, General City Law."

and

WHEREAS, the applicant states that the building is six stories, 65 ft. in height, 90 ft. by 100 ft. in area, of class 3 construction, erected in 1931 on a lot 90 ft. by 100 ft. in area, in a residence use C area class 1½ height district, and used and occupied since 1931 as a class A multiple dwelling, for which C.O. 47016 was issued August 4, 1931 upon completion of work under N.B. 626-31; and

WHEREAS, the applicant contends that section 121 of the Final Map adopted April 7, 1922 proposed a widening on the east side of 144th street of 10 ft. and no proceeding to acquire title thereto has been initiated or is contemplated; that although section 35 of the General City Law was adopted in 1926 prohibiting the issuance of a permit to build in the bed of a mapped street, nevertheless the Department did issue a permit relying on an opinion of the Corporation Counsel that the section was not applicable; that the granting of this permit barred the owners from applying to the Board of Standards and Appeals for approval in accordance with the requirements of section 35 of the General City Law; that the owners having made arrangements for a mortgage find that no title company will insure, claiming that the title is not marketable and therefore lenders will not take the mortgage; that the owners agree that, in the event of condemnation, they will limit their claim for damages to the portion of the building taken, to the cost of that portion at the time of its erection; and

WHEREAS, the applicant filed a communication dated April 20, 1949 from the Engineer in charge of the Topographical Bureau of the Office of the President of the Borough of

MINUTES

Queens stating that the Final Map showing the proposed widening of 10 ft. on the easterly side of 144th street was adopted by the Board of Estimate and Apportionment April 7, 1922 and there is no proceeding now pending or is there any contemplated to acquire title to this 10 ft. strip; and

WHEREAS, notice of public hearing on this application was had pursuant to the requirements of section 35 of the General City Law by publication in the Bulletin of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 851-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the continuance of that portion of the building within the proposed street widening as constructed; that in the event portion of the property is taken for such street widening, the owner shall make no claim for damage except on the basis of the original cost of the portion of the building so taken, less amortization at the rate of 10% a year from the date of this resolution; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

319-49-A

APPLICANT—Samuel Gardstein, for William Cohen, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4203 13th avenue, east side, 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (319-49-A)

WHEREAS, Samuel Gardstein, for William Cohen, owner, filed April 27, 1949 an appeal from a decision of the borough superintendent affecting premises 4203 13th avenue, east side, 20 ft. 2 in. south of 42nd street (Block 5599, Lot 8), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 25, 1949 acting on Alt. Applic. 1087-49 reads:

"3. Provide two stairways properly fireproofed (one hour) leading to roof (bulkhead) and also directly to street level and otherwise complying with Sec. 273 and 292 of Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 32 ft. in height, 20 ft. by 77 ft. in area at 1st floor, 20 ft. by 50 ft. in area at typical floor, of class 3 construction, erected in 1908, located on a lot 20 ft. by 80 ft. in area, in a business use, C area, class 1 height district, used and occupied since 1934 as follows: cellar, ordinary storage; 1st and 2nd floors, interior decorators, furniture samples, drapes, etc., 3 persons on the 1st floor and 2 on the 2nd floor; 3rd floor, vacant; entire building, one occupant; proposed to be used and occupied as follows: cellar, ordinary storage; 1st, 2nd and 3rd floors, interior decorators, furniture samples, drapes, etc., 3 persons on the 1st, 2 on the 2nd and 2 on the 3rd floor; that the building is equipped with one 4 ft. wide wood stairs, unenclosed, provided with a ladder and scuttle to roof, and one fire escape on rear wall extending to roof by ladder and to yard by gooseneck ladder, with egress to street through rear door in 1st floor; and

WHEREAS, C.O. 73187 issued April 2, 1934 upon completion of work under Permit 1681-34 permits the following use and occupancy: cellar, ordinary; 1st floor, store, 120 lbs.

liveload; 2nd floor, office and showroom and 1 family dwelling, 40 lbs. liveload; 3rd floor, 1 family dwelling; and

WHEREAS, the applicant states that the building was erected in 1908 and altered in 1934 in accordance with C.O. 73187; that the building is 20 ft. wide, 50 ft. deep, with a one story extension on the first floor 27 ft. deep; that there is one interior enclosed stairway from 3rd floor to vestibule of store front show window and thence to street; that there is an intercommunicating stair from 1st to 2nd floor; that there is also a 45 deg. fire escape at rear wall with balcony on 3rd floor and a ladder to roof of the extension; that the buildings to the north and south adjacent to the building and its one story extension are of the same height; that the building is occupied except for the 3rd floor which is vacant; that it is proposed to remove all non-bearing partitions on the 2nd and 3rd floors, to remove the stairway leading from the rear part of the store to the 2nd floor, to replace the present main stairway with new stairway 4 ft. wide from 3rd floor to store level terminating near the front part of the store; that a new scuttle and ladder to roof will be provided from 3rd floor to roof; that a new store front will be built close to the building line; that the upper two floors will be reinforced so as to sustain required liveloads; and

WHEREAS, the applicant contends that the entire building will be occupied by one owner and the type of business conducted is of a high-class character; that no customers will be permitted on the upper floors unless conducted by salesmen; that floor areas and the number of occupants will be small and there is no danger of fire; that the fire escape leads over adjacent roofs of several buildings; that it is therefore requested that favorable consideration be given and the appeal be granted to permit the use and occupancy as herein proposed; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the application be not granted.

Resolved that the decision of the borough superintendent acting on Alt. Applic. 1087-49, Objection 3, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

353-49-A

APPLICANT—Jacob J. Gloster, for 211 East 94th Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—209 East 94th street, north side, 155 ft. east of 3rd avenue (5th floor); (Block 1540, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant, Jacob J. Gloster and Bernard E. Bronk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (353-49-A)

WHEREAS, Jacob J. Gloster, for 211 East 94th Street Corporation, owner, filed May 6, 1949, an appeal from a decision of the borough superintendent, affecting premises 209 East 94th street, north side, 155 ft. east of 3rd avenue (5th floor); (Block 1540, Lot 7); Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1949, as to amendment to Alt. Applic. 191-49, reads:

"9. Building exceeds height and story limit for a non-fireproof factory building, therefore it should be fireproof and comply with Section 270 of the Labor Law."

and

MINUTES

WHEREAS, the applicant states the building is 5 stories, 55 ft. in height; 25 ft. by 72 ft. in area, of Class 3 construction; erected 1902; located on a lot 25 ft. by 100 ft. 8 in. in area, in an unrestricted use B area, Class 1½ height district, and used and occupied since February, 1949—cellar, storage; 1st floor, office; 20 persons; 2nd to 5th floors, arranged for apartments 2 families each floor; that entire building is now vacant; proposed to be used and occupied upon completion of alteration as follows: cellar, storage; 1st floor, office, 20 persons; 2nd to 5th floors, laundry, 8 persons on the 2nd; 28 on the 3rd, 15 on the 4th and 20 on the 5th floor; that the building is proposed to be provided with a two source sprinkler system, an interior fire alarm system and regular monthly fire drills will be maintained; that one 3 ft. 8 in. wide interior iron stairs with cement treads, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one horizontal exit will be provided at each floor connecting to Nos. 211-213 protected with a 1½ hr. S.C.F.P. swing and a 1½ hr. S.C. sliding f.p. door at each opening; and

WHEREAS, the applicant states that it is proposed to use the 5th floor as a laundry in connection with the present laundry at 211 to 213 East 94th street; that the owners have had possession of these premises for over four years but could not file an alteration application previously as some of the tenants remained in the building; that these tenants have finally been removed; and

WHEREAS, the applicant contends that in order to safeguard the employees it is proposed to put in a completely new fireproof enclosed 3 ft. 8 in. wide stair with one hour doors from cellar to roof and fully sprinkler the building; that the present laundry at 211 to 213 East 94th street is sprinklered and has an interior fire alarm system which will be extended into 209; that a reciprocal horizontal exit will be installed in the wall between 209 and 211-213; and

WHEREAS, the applicant states that the use of the lower 4 stories of the building has been permitted by the Borough Superintendent even though the building is not fire proof as required; and

WHEREAS, it is proposed to use the 5th floor as a laundry in addition to the lower four floors, which have been approved by the borough superintendent.

Resolved, that the decision of the borough superintendent, dated June 15, 1949, acting on amendment to Alt. Applic. 191-49, Objection 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the fifth floor of the building to be occupied in conjunction with the balance of the building already approved for the same use by the borough superintendent in connection with the adjoining building, as proposed and as indicated on plans filed with this appeal, marked "Received June 15, 1949" (3 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that the fire-fighting equipment and interior fire alarm system and fire drills shall be maintained as proposed.

221-45-A—Vol. II

APPLICANT—Childs. Co., lessee, for Massachusetts Mutual Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II based on new decision—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—36 West 34th street, south side, 300 ft. east of Broadway and 41 West 33rd street (1st and 2nd floors); (Block 835, Lots 14 and 63), Borough of Manhattan.

APPEARANCES—

For Applicant: George E. Sweet.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure as to new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

439-48-A

APPLICANT—United Distillers of America, Inc., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner, re Transportation and sale of Anti-Freeze known as "Saf-Tee Super Anti-Freeze" in one quart sealed metal containers (containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Misha Stone and Harry Dvorken.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

652-41-S

APPLICANT—Irving Adelson, for Miller-Hoff Parlor Frame Co., Inc., owner.

SUBJECT—Application reopened March 1, 1949—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—25-31 Skillman street, east side, 300 ft. 11 in. south of Flushing avenue (Block 1886, Lots 10 and 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mac Marcus.

ACTION OF BOARD—Application withdrawn to comply; applicant stated that the order, 23572LF, has been entirely complied with.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

745-42-A—Vol. II

APPLICANT—Maxfield F. Vogel, for Queens Valley Development Corp., owner (Jewish Center of Kew Gardens, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition for term of one year).

PREMISES AFFECTED—135-11 77th avenue and 76-36 137th street, block bounded by Park drive East, 73rd terrace, 136th and 137th streets and 77th avenue (Block 6585, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield F. Vogel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen and extend term of variance withdrawn by applicant; use to be discontinued.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

157-39-A—Vol. II

APPLICANT—M. Martin Elkind, for Rosalina Minardi, owner.

SUBJECT—Application reopened June 1, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., for inspection and decision without further argument.

397-41-A

APPLICANT—Harry L. Yakel, of Koch and Wagner, for Bohack Realty Corp., owner.

SUBJECT—Application reopened March 29, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Harry L. Yakel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., for applicant to file revised plans after restudy of street grade.

1052-48-A

APPLICANT—160 Henry Street Corporation, owner opposite.

OWNER OF PREMISES: Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy re Alt. Applic. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 2 p.m., for inspection by committee of Board.

1069-48-A

APPLICANT—Frieda L. Lazarus, adjoining property owner.

OWNER OF PREMISES—Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re revocation of permit re Alt. Applic. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 2 p.m., for inspection by committee of Board.

304-49-A

APPLICANT—Robert Teichman, for Estate of Harriet Coogan (City Bank Farmers Trust Company, Administrator), owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene Seccia and Stephen Loughnane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., for inspection and decision without further argument. Applicant to furnish in a letter the reason the building was vacant and no manufacturing done therein for a term of approximately ten years from 1934 to 1943.

305-49-A

APPLICANT—Irrera and Luonga, for Theresa Veneziano, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—748 3rd avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., for applicant to file revised plans.

324-49-A

APPLICANT—Richard G. Stein, for Faberge, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard G. Stein and Joseph Blumenkranz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., for applicant to file revised plans not later than July 8th.

326-49-A

APPLICANT—H. E. Horwood, for Sam Koslowsky, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143 to 145 Prince street and 445 to 449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 2 p.m., for inspection and decision without further argument.

329-49-A

APPLICANT—Emil Koepfel and Son, for Nathaniel Friedberg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—93 Irving place and 1057 Fulton street, northeast corner (3rd and 4th floors); (Block 1993, Lot 11), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Emil Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 p.m., for inspection and decision without further argument.

ZONING APPLICATIONS

628-29-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry J. Pieper, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business use district, the change in occupancy from auto showroom, to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one-half ton trucks.

PREMISES AFFECTED—71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

• Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (628-29-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building, affecting premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens, was granted by the Board on March 4, 1930 on certain conditions; and

WHEREAS, the resolution was amended June 23, 1931; and

WHEREAS, this application under section 7e of the zoning resolution, to permit in residence and business use districts, the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one (1) oil truck and ten (10) one-half ton trucks, was amended June 22, 1948; and

WHEREAS, time to obtain permits and complete the work was extended December 21, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved that the Board of Standards and Appeals does hereby amend the resolution of December 21, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained and a portion of the work completed, all work shall be completed within six (6) months from the date of this amended resolution (Alt. 2847-47)."

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, from Beach 26th to Beach 27th street, 2-01 to 2-11 Beach 26th street and 2-02 to 2-12 Beach 27th street (Block 280, Lots 16 and 19), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (571-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 26-02 to 26-08 Seagirt avenue, north side, between Beach 26th and Beach 27th streets, 201-209 Beach 26th street and 202-212 Beach 27th street (Block 280, Lots 16 and 19), Far Rockaway, Borough of Queens, was granted by the Board July 17, 1941, on certain conditions; and

WHEREAS, the term of variance was extended July 5, 1944 and July 1, 1947; and

WHEREAS, the resolution was amended June 22, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 17, 1941 as amended through June 22, 1948 only in so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of motor vehicles on condition . . . that other than as herein amended, the provisions of the resolution of July 1, 1947 as amended for permission to use the plot in connection with the plot permitted by the Board under Cal. 802-41-BZ, as amended June 22, 1948 shall be complied with (Misc. Applic. 4658-41)."

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, east side, 140 ft. south of Edgemere avenue (Block 280, Lot 10), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (802-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 219 Beach 26th street,

MINUTES

west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street (Block 280, Lot 10), Edgemere, Borough of Queens, was granted by the Board April 21, 1942 on certain conditions; and

WHEREAS, time was extended September 9, 1942; and

WHEREAS, the term of variance was extended July 25, 1944 and June 22, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 21, 1942 as amended through June 22, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Misc. 3345-48)."

352-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Ossip, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of gasoline service station with new building and two additional gasoline storage tanks and rearrangement of pumps.

PREMISES AFFECTED—81-22 Rockaway boulevard, 92-38 82nd street, southwest corner and 81-09 to 81-17 95th avenue (Block 9010, Lot 26), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (352-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of a gasoline service station, with a new building, two additional gasoline storage tanks and rearrangement of pumps, affecting premises 81-22 Rockaway boulevard, 92-38 82nd street, southwest corner and 81-09 to 81-17 95th avenue (Block 9010, Lot 26), Woodhaven, Borough of Queens, was granted by the Board January 3, 1946, on certain conditions; and

WHEREAS, plans were approved March 19, 1946; and

WHEREAS, time to obtain permits and complete the work was extended June 24, 1947 and June 15, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 24, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained, all work shall be completed within one (1) year from the date of this *amended* resolution (N.B. 175-45)."

63-46-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Winkle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning

resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery ignition repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (63-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubritorium, office and auto laundry, affecting premises 108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens, was granted by the Board June 18, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 24, 1947 and June 15, 1948; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 18, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent, all permits shall be obtained and all work completed with one (1) year from the date of this *amended* resolution (N.B. 2336-45)."

311-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of an existing gasoline service station, to include lubritorium, auto laundry, minor repairs, office and sale of accessories.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-53 165th street, northeast corner (Block 9837, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (311-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of an existing gasoline service station to include lubritorium, auto laundry, minor repairs, office and sale of accessories, affecting premises 165-01 to 165-09 Hillside avenue, northeast corner 165th street (Block 9837, Lot 10), Jamaica, Borough of Queens,

MINUTES

was granted by the Board July 1, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 15, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 1, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 321-46)."

911-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Homelsky, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting a residence use district, the change in occupancy from garage for more than five motor vehicles, to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading.

PREMISES AFFECTED—474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (911-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from garage for more than five (5) motor vehicles to garage for five (5) trucks, storage of plumbing supplies, plumbing and heating shop, and cutting and pipe threading, affecting premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn, was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 21, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 29, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained and part of the work completed, all work shall be completed within six (6) months from the date of this resolution (Alt. 3540-47)."

1070-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Josephine Stock, owner (Arthur W. Sollie, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work and welding and spraying.

PREMISES AFFECTED—389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1070-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying, affecting premises 389 to 391 4th avenue, and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn, was granted by the Board June 8, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 21, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 8, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that all permits have been obtained and the work substantially completed, all work shall be completed within six (6) months from the date of this *amended* resolution (Alt. 4268-47)."

18-48-BZ

APPLICANT—Lama, Proskauer and Prober, for R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises.

PREMISES AFFECTED—1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (18-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises 1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

MINUTES

WHEREAS, time to obtain permits and complete the work was extended December 21, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 22, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved by the borough superintendent and most the work completed, all work shall be completed within six (6) months from the date of this *amended* resolution (Alt. 3623-47)."

104-48-BZ

APPLICANT—Wechsler and Schimmenti, for Corner Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (104-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning, affecting premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45 and 51), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 22, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that all permits have been obtained from the borough superintendent, all work shall be completed within one (1) year from the date of this *amended* resolution (Alt. 4971-47)."

311-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1000 Flatbush Avenue Corp., and Lillian Toner, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing business building (stores) into residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton L. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (311-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use districts, using more than the permitted area and without required rear yard; affecting premises 1000 to 1002 Flatbush avenue, west side, 122 feet north of Regent place and 319-323 East 21st street, east side, 129 feet north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the resolution was amended December 14, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 22, 1948 as *amended* December 14, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4847-48)."

342-48-BZ

APPLICANT—John F. Fitzsimons, for Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a residence and retail use, D area district, the extension of an existing auto showroom, using more than the area permitted, and without the required rear yard, to be used as an auto showroom for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office.

PREMISES AFFECTED—256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 193 and 50), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (342-48-BZ)

WHEREAS, this application under sections 7i, 7c and 21 of the zoning resolution, to permit in residence and retail use, D area districts, the extension to existing auto showroom

MINUTES

using more than the area permitted, and without the required rear yard to be used as an auto showroom for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake-testing, parts department and office, affecting premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 193 and 50), Floral Park, Borough of Queens, was granted by the Board July 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 7, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within one (1) year from the date of this resolution (Alt. 355-48)."

765-48-BZ

APPLICANT—Paul Friedman, for Ray Ochs and Esther Abrahamson, owners, (Sam Berson and Sam Porcella, lessees).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner and 105 Beach 36th street, northwest corner of Ocean Boardwalk (Block 308, part of Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Sam Berson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (765-48-BZ)

WHEREAS, this application under Section 7e of the zoning resolution, to permit in a residence use district, the use of open lot as a miniature golf course, with an office and store, for a term of years, affecting premises 36-02 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner and 105 Beach 36th street, northwest corner of Ocean Boardwalk (Block 308, part of Lot 1), Edgemere, Borough of Queens, was granted by the Board March 8, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 8, 1949 by adding thereto:

"... that a temporary C.O. to permit the operation of the miniature golf course with the office incidental thereto as permitted may be issued by the borough superintendent to permit its operation prior to the removal of the frame store building facing the boardwalk which is required to be removed by the resolution adopted March 8, 1949 (Misc. 5678-48)."

844-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1-9 Neptune Avenue Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton L. Cahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (844-48-BZ)

WHEREAS, this application under Section 7i of the zoning resolution, to permit in a business use district the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five (5) motor vehicles and gasoline service station, affecting premises 1 to 11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn, was granted by the Board December 21, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 21, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved by the borough superintendent and a portion of the work has been completed, all work shall be completed within six (6) months from the date of this amended resolution (Alt. 3569-48)."

430-37-BZ

APPLICANT—H. Desmond Upton, for Guy Cary and Philip A. Carroll, executors and trustees, under last will and testament of R. W. Goelet, owner (Goelet Realty Co., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles (previously granted by the Board re erection and maintenance of a motion picture theatre re lot 36).

PREMISES AFFECTED—72-74 East 54th street, south side, 61 ft. west of Park avenue (Block 1289, part of Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Desmond Upton and Richard J. Herrmann.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider parking use on a portion of lot 36, unbuilt upon.

MINUTES

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

28-38-SM

APPLICANT—Concrete Plank Co., Inc., owner.

SUBJECT—Application for consideration—reopening and report as to permitted loading—re Cantilite Concrete Plank for Roof and Floor Construction, previously approved.

APPEARANCES—

For Applicant: Bernard J. Harrison.

ACTION OF BOARD—Application reopened for consideration of amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

448-40-SM

APPLICANT—H. H. Robertson Co., owner.

SUBJECT—Application for consideration—reopening and report as to proposed changes—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for consideration of amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

229-46-SA

APPLICANT—General Electric Co., owner.

SUBJECT—Application for consideration—reopening and report as to amendment of resolution—re General Electric Automatic Dishwasher, Models AE-646, BE 646 and DE-646 (previously approved).

APPEARANCES—

For Applicant: George F. Ellis.

ACTION OF BOARD—Application reopened for consideration of amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 12, 1949, as they appeared in Bulletin No. 16, Vol. 34, are hereby corrected to read as follows:

453-45-A—Vol. II.

APPLICANT—Fred Liese, for Amanda C. Wood, owner.

SUBJECT—Application reopened February 15, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—298 Clinton avenue, west side, 40 ft. 2 in. south of DeKalb avenue (Block 1929, Lot 27); (1st and 4th floors), Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred Liese.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (453-45-A Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 298 Clinton avenue, west side, 40 ft. 2 in. south of DeKalb avenue (Block 1929, Lot 27), Borough of Brooklyn was granted by the Board September 25, 1945, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal; and

WHEREAS, this appeal was reopened February 15, 1949, to permit consideration of a new decision of the borough superintendent as to Alt. Applic. 5045/48, dated February 2, 1949, which reads:

"1. Proposed increase in number of patients in non-fireproof public building five stories high and the use of which was approved by the Bd. of S. & A. under Calendar 453-45-A constitutes a deviation from the resolution of the Board of S. & A. and must be resubmitted to the Board for consideration."

and

WHEREAS, at the time of the Board's action on September 25, 1945, the proposed use and occupancy was as follows: Cellar, boilerroom, laundry and kitchen, 2 persons; 1st floor, reception hall, dining room and chambers, 3 persons; 2nd, 3rd and 4th floors, 6 persons each floor; and

WHEREAS, the applicant now states that it is proposed to increase the occupancy by five patients by discontinuing the dining room and using it for four patients and by changing the room formerly occupied by the owner-manager on the 4th floor for use by one patient; and

WHEREAS, the applicant contends that only a few patients patronize the dining room on the first floor as most prefer their meals served in their rooms; that in order to give patients the most comfort and convenience it was decided to discontinue the dining room and use it for four patients; that the owner is a Registered Nurse who occupied one room on the 4th floor, but did not get the proper rest and sleep and therefore decided to relinquish her room and use it for one patient and obtain quarters elsewhere; that to carry out this improvement, the nursing staff was increased to eight; and

WHEREAS, Certificate of Occupancy 120724 issued January 24, 1948, permits the use and occupancy of the building as follows: Basement—kitchen and laundry, 2 persons; 1st floor—dining room and chamber, 3 patients; 2nd floor, chambers, 6 persons; 3rd floor, chambers, 6 persons; 4th floor, chambers, 5 patients and one owner's room, in accordance with resolution adopted by the Board on September 25, 1945, under this Calendar Number; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1945, only so far as it has reference to the number of patients, so that the number of patients within the building shall not exceed twenty-four (24) and that the additional patients other than those permitted by the resolution adopted September 25, 1945, shall be housed on the first floor in the present dining room, which it is proposed to discontinue for such use; that otherwise, the requirements of the resolution adopted by the Board on September 25, 1945, shall be complied with: that the use of the premises on the 1st floor shall be substantially as indicated on the *1st floor plan* filed with this request for amendment, dated February 1, 1949 and in compliance with the requirements of the resolution adopted September 25, 1945, as amended this day.

*Correction—The words "and 2nd floors" deleted in lines 60 and 61 of the resolution and the words "*1st floor plan*" inserted in line 61 of the resolution, as indicated in italics.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 27

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

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TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petition for Certiorari Order Served on the Board of
Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June
28, 1949, Affecting Calendar Numbers 368-48-BZ—
Vol. II, 943-48-BZ, 38-49-BZ, 103-49-BZ, 181-49-BZ,
247-49-BZ, 263-49-BZ, 267-49-BZ, 285-49-BZ, 294-49-
BZ, 312-49-BZ, 373-49-BZ, 381-27-BZ, 114-46-
BZ, 427-49-BZ, 1321-39-BZ, 892-47-BZ, 972-48-BZ,
9-49-BZ, 228-49-BZ, 341-49-BZ, 295-49-A, 296-49-A,
481-49-A, 1429-39-SM, 428-47-SM, 629-47-SM, 976-47-
SA, 162-48-SM, 317-48-SA, 333-48-SA, 965-48-SA, 1109-
48-SM, 1110-48-SM, 4-49-SM, 50-49-SM, 76-49-SA, 85-
49-SA, 94-49-SA, 150-49-SM, 175-49-SM, 375-49-SM,
and 376-49-SM.

Minutes of Regular Meeting, Tuesday Afternoon, June
28, 1949, Affecting Calendar Numbers 577-47-A
—Vol. II, 1014-48-A—Vol. II, 149-49-A, 218-49-A,
488-37-A, 588-37-A, 888-48-A, 1024-47-A, 1034-47-A,
973-48-A, 411-49-A, 429-37-BZ—Vol. III, 92-41-BZ,
95-45-BZ, 714-46-BZ, 412-47-BZ, 8-48-BZ, 10-48-BZ,
115-48-BZ, 166-48-BZ, 550-48-BZ, 853-48-BZ, 1130-48-
BZ, 74-49-BZ, 95-45-BZ—Vol. II, 110-36-SA, and 690-
45-SA.

Correction Affecting Calendar Number 312-24-BZ—
Vol. II.

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On June 28, 1949, copy of petition and order of certiorari was served on the board by Alex L. Sarett attorney for David Jacobson & Sterling Box & Lumber Co., Inc., lessees, in re the board's decision on June 7, 1949, affirming its previous decision in this matter on June 7, 1948, revoking, on request and appeal by Boro. Supt. Benjamin Saltzman of the Department of Housing and Buildings, certificate of occupancy No. 116040-46 as being improperly issued against N.B. Application 7359-21, which matter was referred back to the board by the court for additional testimony. Cal. No. 227-48-A; premises 465 Sterling Place, N.S., 78 ft. 3 in. east of Washington Avenue, Brooklyn.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET.

New Cases Filed up to June 28, 1949

Cal. No. Dept. Premises Affected.

481-49-A—H.B.B.—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn, N.B. 140-49.

482-49-A—H.B.B.—806 Jefferson avenue, south side, 425 ft. east of Patchen avenue (Block 1658, Lot 27), Borough of Brooklyn, Alt. 2003-49.

483-49-A—H.B.B.—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn, Alt. 3132-48.

484-49-SM—Duffcon Precast Concrete Channel Roof and Floor Slabs, 3½ in. size, manufactured by Duffy Concrete Products, Inc., Material.

485-49-SA—Ward Vaporizing Type Oil Furnace, Appliance.

486-49-A—F. D.—544-550 Park avenue, south side, from Nostrand avenue to Sanford street (2nd floor); (Block 1731, Lot 1), Borough of Brooklyn, Decision re 19631-LC.

487-49-A—H.B.Bx.—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (2nd floor); (Block 3065, Lot 7), Borough of The Bronx, Amendment to Alt. 489-43.

488-49-A—H.B.Bx.—1253-1263 Boscobel avenue, west side, 345 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx, N.B. 199-49.

489-49-SM—Ciment Fondu (hydraulic cement for use as structural concrete), manufactured by LaFarge Aluminous Cement Co., Ltd., Material.

490-49-A—H.B.B.—366 Oakland street, east side, 50 ft. south of Eagle avenue (Block 2506, Lot 6), Borough of Brooklyn, Alt. 2337-48.

491-49-BZ—H.B.R.—Southwest corner of Serpentine and Stratford roads, southeast and northwest corners of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond, N.B. 385 to N.B. 397-49, inclusive.

492-49-A—H.B.R.—Southwest corner of Serpentine and Stratford roads, southeast and northwest corners of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond (under section 36, General City Law re buildings not facing legal streets), N.B. 385 to N.B. 397-49, inclusive.

493-49-A—H.B.Q.—118-03 Atlantic avenue, north side, 22 ft. east of 118th street (2nd floor); (Block 9350, Lot 39), Richmond Hill, Borough of Queens, Alt. 1523-49.

494-49-A—H.B.Bx.—1334-1338 Purdy street, east side, 303 ft. 4 in., 336 ft. 7 in., and 366 ft. 11 in., south of

Starling avenue (Block 3935, Lots 23, 26 and 27), Borough of The Bronx, Alt. 499, 500 and Alt. 501-49.

495-49-SM—Stylon Wall Tile, manufactured by United Plastic Tile Co., Material.

496-49-SA—Burn-Rite Gun Type High Pressure Oil Burner, Appliance.

497-49-SM—General Ceramics and Steatite Corp., Chemical Stoneware Sumps, Models 770 and 772, manufactured by General Ceramics and Steatite Corp., Material.

498-49-A—H.B.M.—349-351 East 103rd street and 2001-2009 1st avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan, Revocation of Permit re N.B. 47-49.

499-49-BZ—H.B.Q.—101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens, Alt. 1103-49.

500-49-SA—Metropac Oil Burner, Model 1-B, Appliance.

Restored to Docket.

690-45-SA—Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G (previously approved) reopened re Selectrol, American Soco and Essex Oil Burners, Models 1G, 2G, 3G, 4G and 5G, approval of.

95-45-BZ—Vol. II—87-24 to 27-30 Lefferts boulevard, west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens, Alt. 3380-46.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb. 22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	May 3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14

CALENDAR

	Last Publication in Bulletin
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May 10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for...	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply)	Apr. 19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for...	June 7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.	Jan. 4, 1949—Vol. 34, No. 1
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19...Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 6, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, morning, July 6, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

297-49-A—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

1127-48-A—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

987-48-BZ—Application, November 23, 1948, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Arthur Schwartz, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

988-48-A—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

1117-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

1123-48-BZ—Application, December 23, 1948, under section 21 of the zoning resolution, of Roslyn Lindheim, applicant, on behalf of The L.L.F. Realty Co., Inc., owner, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises

265-01 to 265-29 Union turnpike, northside, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

270-49-BZ—Application, April 4, 1949, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin St. Corp., owner, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted; premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

247-49-BZ—Application, March 30, 1949, under sections 7f and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Walter B. Cooke, Inc., owner, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted; premises 22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

943-48-BZ—Application, October 15, 1948, under sections 7e and 7i of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward D. Caiazzo, owner, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop; premises 417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

38-49-BZ—Application, January 20, 1949, under section 21 of the zoning resolution, of Henry G. Harrington, applicant, on behalf of Frank Matrunola, owner, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted; premises 6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

368-48-BZ—Vol. II—Application of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, reopened February 1, 1949, under sections 7c and 21 of the zoning resolution, to permit in a local retail, C area use district, the erection of proposed extension (bulkhead) and new dining room space on the second story; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

481-49-A—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (1st floor); (Block 5109, Lot 18), Borough of Brooklyn.

1028-41-BZ—Vol. II—Application of Max Horn, applicant on behalf of Remuda Realty Holding Corp., owner (Oscar Stecher lessee), reopened June 14, 1949, under section 7h of the zoning resolution, to permit in a residence use district for a term of years, the parking and storage of more than five motor vehicles (previously granted by the Board, term having expired by limitation); premises 29-07 Seagirt avenue, south side and 29-14 Lewmay road, north side, 184 ft. west of Beach 29th street (Block 300, Lot 16), Far Rockaway, Borough of Queens.

333-31-BZ—Vol. II—Application of Simeon Heller, applicant for Firestone Tire and Rubber Co. and Norvard Realty Corp., owners, reopened January 11, 1949, under section 7f of the zoning resolution, to permit in a business use district, the extension of existing garage and showroom and the change in use to garage, showroom, gasoline service station (previously denied by the Board for Lot 1), lubricatorium, auto laundry, sale of auto accessories and the parking of more than five (5) motor

CALENDAR

vehicles in the open portion waiting to be serviced; premises 154-19 Northern boulevard, northwest corner of 155th street (Block 5265, Lot Nos. 1 and 4), Flushing, Borough of Queens.

303-48-BZ—Application, March 26, 1948, under Section 21 of the zoning resolution, of Anthony S. Zummo, on behalf of John F. and Edna M. Bjorkland, owners, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to the street line than permitted; premises 113-02 107th avenue, southeast corner of 113th street (Block 9551, Part of Lot 1), Richmond Hill, Borough of Queens.

753-48-BZ—Application, August 13, 1948, under Sections 7c, and 7e of the zoning resolution, of Frank E. DeBorde, on behalf of Fred Stark, owner (Frank E. DeBorde, lessee), to permit in a residence and business use district, the change in occupancy from tavern, restaurant and dwellings, to tavern, restaurant, dwellings, storage and soap packing; premises 32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

992-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Oakridge Estates, Inc., (Goldring Motors, Inc.), owner, reopened May 24, 1949, under sections 7A, 7c, 7i, 7e, and 21 of the zoning resolution to permit in the business portion of the lot, the erection and maintenance of a building to be used for boiler room, storage and locker room in the cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on the 1st floor; storage of auto parts and office on the mezzanine; and to permit off street parking of more than five motor vehicles in the residence use portion of the lot for patrons' automobiles; with entrances and exits greater than permitted at a greater distance from intersections than is permitted; premises 1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1) Borough of Brooklyn.

163-49-BZ—Application, March 2, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants on behalf of Meyer Gladstone and Robert W. Dasey, owners, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores; premises 61-12 and 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard, (Block 7074, Lot 11), Flushing, Borough of Queens.

173-49-BZ—Application, March 19, 1949, under sections 7c and 21 of the zoning resolution, of John J. Beatty, applicant on behalf of Hedwid Buxbaum and Bertha Plaut, owners, to permit in a residence use, C area district, the extension to existing meat packing plant, using more than the area permitted; premises 1692 Pacific street, south side, 105 ft. 4 in. east of Schenectady avenue (Block 1342 Lot 13), Borough of Brooklyn.

198-49-BZ—Application, February 28, 1949, under section 7f of the zoning resolution, of John J. Beatty, applicant, on behalf of Cohen Bros. (Morlabee Co., lessee), to permit in a residence and business use, C area district, the erection of a building on the vacant portion of plot, using more than the area permitted, as a public garage for more than five motor vehicles; and the reconstruction and conversion of a three story factory and six story tenement to a two story structure, both to be used in conjunction with new structure as a public garage for more than five motor vehicles; premises 222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

199-49-A—222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

229-49-BZ—Application, March 22, 1949, under section 7e of the zoning resolution, of Herman Kron, applicant, on behalf of Patrick J. Hangey, owner (Morton Rosanoff, Ira Brown and Paul Drukerman, lessees), to permit in the restricted retail use district portion of a lot, located in a residence and restricted retail use district, the erection and maintenance of an auto laundry; premises—northwest corner of Bruckner boulevard and Fteley avenue (Block 3731, Lot 1), Borough of The Bronx.

268-49-BZ—Application, March 31, 1949, under sections 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Langdale Realty Corp., owner, to permit in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot; premises—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

269-49-A—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street; 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens. N.B. 1049 to 1062-1949 (under section 35 General City Law, re bed of mapped street—269th street and under section 36 General City Law, buildings not facing on legal streets).

288-49-BZ—Application, April 11, 1949, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Dorothy Palessio, owner, to permit in a retail and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and sale of auto accessories on the business use portion of the plot; premises 744-752 Richmond road and 1779-1793 Clove road, northeast corner (Block 2904, Lot 30), Concord, Borough of Richmond.

CALENDAR

322-49-BZ—Application, April 26, 1949, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Frank Faiella, owner, (Salvatore Pizzo, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years; premises 290-326 Withers street, 41-59 Debevoise avenue, southwest corner; 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

368-49-BZ—Application, May 2, 1949, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Fawcett Publications, Inc., owner, to permit in a retail use, B area and Class 2 times height district, the extension of an existing building without the required setbacks; premises 67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

378-49-A—Re: Packaging of combustible mixture known as "Erusto" Oil, Paint and Grease remover and "Erusto" Solvent, in one gallon glass jugs, in New York City (capacity of glass jugs not in conformity with Administrative Code Requirements).

372-49-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (street and 3rd floors); (Block 2616, Lot 12), Borough of Brooklyn.

686-48-A-Vol II—21-02 to 21-20 Jackson avenue and 47-01 to 57-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queen (reopened June 7, 1949).

687-48-A-Vol II—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens (reopened June 7, 1949).

82-49-SA—Greyhound Junior Extractor.

80-49-SA—Hercules Dry Cleaning Wash Wheel.

81-49-SA—Greyhound Extractor.

29-49-SM—Corrosite (liquid plastic paint).

638-41-SM—U.S.G. Pyrobar (reopened March 1, 1949 re amendment to include 4" solid Pyrobar Block).

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, afternoon, July 6, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

326-49-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

973-48-A—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

411-49-A—2 East 91st street and east side of 5th avenue, from East 90th to East 91st streets (1st to 3rd floors, inclusive); (Block 1502, Lot 1), Borough of Manhattan.

478-49-A—510-512 Gates avenue, south side, 80 ft. west of Tompkins avenue (Block 1814, Lot 25), Borough of Brooklyn.

104-49-A—3732 Park avenue and 441 St. Paul's place, northeast corner (Block 2902, Lot 36), Borough of The Bronx.

173-26-A-Vol. II—331-333 Bowery, east side, 102.8 ft. south of East 3rd street (Block 458, Lot 4), Borough of Manhattan (reopened June 1, 1949).

401-49-A—33-41A (35 displayed) Morgan avenue and 33-35 Thames street, northwest corner (5th floor and cellar); (Block 3102, Lot 25), Borough of Brooklyn.

400-49-A—26-14 Bell boulevard, west side, 98.81 ft. south of 26th avenue (Block 6000, Lot 26), Bayside, Borough of Queens.

387-49-A—2143 Williamsbridge road, west side, 100 ft. south of Pelham parkway South (1st floor); (Block 4332, Lot 10), Borough of The Bronx.

384-49-A—8800 Bay parkway, west side, 150 ft. north of Cropsey avenue (1st floor); (Block 6447, Lot 44), Borough of Brooklyn.

383-49-A—305-313 Kingston avenue and 1440-1444 Union street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn.

313-49-A—1438-1442 Flatbush avenue, west side, 155 feet south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough Brooklyn.

300-49-A—1381 58th street, northside, 20 feet west of 14th avenue (1st floor); (Block 5698, Lot 65), Borough of Brooklyn.

299-49-A—171 Nostrand avenue, east side, 18 feet south of Willoughby avenue (Block 1766, Lot 6), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 12, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

330-49-BZ—Application, April 26, 1949, under sections 21C, 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hill Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners, to permit in a residence and business use district, the erection of more than one building on a lot without required rear yard and the parking of motor vehicles on unbuilt upon portions in residence use district, and the erection and maintenance of buildings in the business use portion for more than five motor vehicles; premises 87-04 to 87-10 25th avenue, 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street, 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street,

CALENDAR

24-50 to 24-56 87th street, 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard, 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

331-49-A—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

97-47-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Waxman Holding Corp., owner, reopened April 5, 1949, under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district); premises 13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

262-49-BZ—Application, March 25, 1949, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of New York Lien Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor, applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A

animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

103-49-BZ—Application, February 14, 1949, under sections 7c and 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf of Richalb Realty Corp., owner (Garber Brothers, lessee), to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

181-49-BZ—Application, March 4, 1949, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Barnet Stein, owner, to permit in a residence use district, the change in occupancy of existing building from store on first floor, vacant on second and third floors, to store on first floor, stock rooms on second and third floors; premises 63-65 East 104th street north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

263-49-BZ—Application, March 25, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants on behalf of Ben-Dor Corporation, owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and super-market, using more than the area permitted; premises 100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southeast corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

285-49-BZ—Application, April 7, 1949, under sections 7f and 7i of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Nassau-Queens Land Corporation, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

312-49-BZ—Application, April 18, 1949, under sections 7c and 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sidmar Realty Corporation, owner, to permit in a business use district, the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline selling station; premises 2884-2892 West 12th street, west side 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

296-49-A—310 North 7th street, south side, 287 ft. east of Havemeyer street and 289 North 6th street (Block 2331, part of Lots 9 and 41), Borough of Brooklyn.

940-47-BZ-Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Lemol Holding Corporation, owner, reopened May 17, 1949, under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of stores, using more than the area permitted (previously withdrawn); premises 95-11 57th avenue and 55-50 to 55-52 96th street, northwest corner (Block 1903, Lot 56), Elmhurst, Borough of Queens.

CALENDAR

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

772-48-BZ—Application, September 2, 1948, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of New Brighton Beach Jewish Center, Inc., owner, to permit in a business use, C area district, the extension of existing synagogue using more than the area permitted and without the required rear yard; premises 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inzerro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor-vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

250-49-BZ—Application, March 30, 1949, under section 7c of the zoning resolution, of Moore and Landsiedel, applicants, on behalf of Munic Realty Company, owner, to permit in a local use district, the extension to existing motion picture theatre and the addition of a store; premises 1714-1716 Madison avenue, west side, 18.5 ft. north of East 113th street and 21 East 113th street, north side, 95 ft. west of Madison avenue (Block 1619, Lots 14 and 16), Borough of Manhattan.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use

district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

317-49-BZ—Application, April 21, 1949, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Jacob Sharnack and Marwood Holding Company, Inc., owners, to permit in an unrestricted use, C area district, the reduction of lot 24 to be added to lot 29, so that the existing building on lot 24 will then exceed permitted coverage, and to permit the extension of existing building on lot 29 to cover more than the area permitted; premises 1028-1034 and 1036-1044 Beach 22nd street, east side, 225 ft. and 324.19 ft. north of Cornaga avenue (Block 214, Lot 29 and part of Lot 24), Far Rockaway, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

208-49-SA—Double Zuron Safe Petroleum Dry Cleaning Unit.

984-48-SA—Reliable Viscolator, Model ESR (Paint and Lacquer Heater).

258-49-SA—M. L. Guardian Safety Heaters, Model Nos. 30, 60, 90, 120, 150, 200 and 250.

650-47-SM—B. P. C. Concrete Building Units (reopened June 1, 1949 re additional sizes).

395-49-SM—Tysules (Lighter Fluid).

968-41-SA—Central Station Signals Inc. Transmitters for Fire Alarm Systems.

252-48-SA—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1, 727-1 (Reopened March 29, 1949 re amendment of resolution to include additional models, 2206-0, 3207-0, 3207-1, 9437-1 and 9437-4).

265-49-SA—General Electric Automatic Washer. Model 1AW6 B1.

286-49-SA—Maytag Automatic Washer Model AMP.

146-49-SA—Despatch Water Wash Spray Booth.

266-49-SA—General Electric Automatic Washer—Model 1AW6C 1.

337-49-SA—Federal Heavy Oil Burner, Models H-PA and HPEA, Sizes 1, 2, 3, 4 and 5 inclusive.

CALENDAR

619-48-SM—Homar, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wood Batts.

232-49-SM—Supradur Asbestos Siding Shingles.

577-38-SA—"BNY" Bradley Trap (plumbing appliance); (reopened February 1, 1944 re amendment of resolution).

150-48-SA—Shafco Hanging Oil-fired Unit Heater (reopened January 11, 1949 re amendment of resolution to permit use in garages).

430-49-SA—Square Manufacturing Company Carbonated Beverage Dispenser Model 5009.

481-40-SM—Armstrong's Linowall.

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday morning, July 12, 1949, at 10 o'clock in Room matters:*

237-47-A—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn (reopened and restored to docket, June 8, 1948—previously withdrawn).

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

304-49-A—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

397-41-A—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (reopened March 29, 1949); (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

324-49-A—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

329-49-A—93 Irving place, and 1057 Fulton street, northeast corner (Block 1993, Lot 11), Borough of Brooklyn.

305-49-A—748 3rd avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn.

157-39-A-Vol. II—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48). Kew Gardens, Borough of Queens, (reopened June 1, 1949).

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

334-49-A—20 East 49th Street, south side, 95 feet west of Madison avenue (mezzanine), (Block 1284, Lot 60), Borough of Manhattan.

386-49-A—33-61 54th street, southeast corner of Dudley place (Block 1193, Lots 11, 12, 13, 15, 16 and 17), Woodside, Borough of Queens.

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

415-49-A—2632-2636 Broadway and 216 west 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

416-49-A—219½-221 Cherry street, east side 89.9 ft. east of Pike Slip and 480 Water street (Block 248, Lot 53), Borough of Manhattan.

424-49-A—111-113 Horatio street, north side, 90 ft. east of West street, (2nd to 6th floors and penthouse inclusive), (Block 643, Lot 33), Borough of Manhattan.

164-49-A—830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue (Block 2924, Lots 188-190), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JULY 19, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 19, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

294-49-BZ—Application, April 8, 1949, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of John B. Momrow and Arthur C. Momrow, owners, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted; premises 6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

295-49-A—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

454-49-A—95-17 to 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 96th street).

457-49-BZ—Application, June 2, 1949, under sections 21c, 21 and 7h of the zoning resolution of Keogh, Brennan and Maged, applicants, on behalf of Wates & Company, Inc., owner, to permit in a residence use district, the erection of more than one building on a lot without the required rear and side yards and without individual garages and to permit the parking of motor vehicles on open portion of plot; premises. Blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive; 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637,

CALENDAR

Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens,

458-49-A—H.B.Q.—Blocks bounded by Bell boulevard, 69th and 73rd avenues and 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50, 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped streets).

465-49-BZ—Application, June 13, 1949, under sections 21 and 7e of the zoning resolution, of George G. Miller, applicant, on behalf of Floreland Realty Corp., and Rayland Realty Corp., owners, to permit in a residence use district, the erection and maintenance of more than one building on a lot and with garages not on same lot with tenants; premises 196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens.

466-49-A—196-11 to 196-37 73rd avenue, northwest 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue from 196th place to 197th street and 69-02 to 69-12 197th street, south side, and 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place; 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue south side, from 196th place to 197th street and 67-02 to 67-12 197th street; 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1), Meadowlark Gardens, Flushing, Borough of Queens, (under section 35, General City Law re bed of mapped streets).

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35) Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

491-49-BZ—Application, June 24, 1949, under section 21 and 7h of the zoning resolution, of Erwin Gerber, applicant, on behalf of Grymes Hill Manor Estates, Inc., owner, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles on the unbuilt portions of lot and the occupancy of three motor vehicles in two family units; premises Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads, (Block 596, Part of Lot 100), Grymes Hill, Borough of Richmond.

492-49-A—Southwest corner of Serpentine road and Stratford road, Southeast corner of Arlo road and Stratford road and northwest corner of Arlo road and Stratford road (Block 596, Lot 100), Grymes Hill, Borough of Richmond (under section 36, General City Law re buildings not facing legal streets).

1242-39-BZ-Vol. II—Application of Matthew R. Leizer, applicant on behalf of Fox Hills Realty Corp., owner (John Dalessio, lessee), reopened May 17, 1949, under section 7c of the zoning resolution, to permit in a business—1 and unrestricted use district, the extension to existing gasoline service station (previously granted reconstruction and rearrangement of existing gasoline service station); premises 517 Bay street, southeast corner of Wave street, (Block 489, Lots 5 and 12), Stapleton, Borough of Richmond.

393-40-BZ-Vol. II—Application of Charles M. Spindler, applicant, on behalf of A. Lenoble Inc., owner (Queens Brook News Co., Inc., lessee), reopened May 10, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of garage for more than five motor vehicles to a distributing plant for books and magazines (Factory use) (previously denied by the Board for garage for five motor vehicles, motor vehicle repair shop and for the manufacture of signs); premises 45-21 to 45-39 50th street, east side, 200 ft. south of Queens boulevard (Block 2283, Lot 12), Woodside, Borough of Queens.

143-48-BZ-Vol. II—Application of Thomas M. Briody, applicant and owner, reopened May 10, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store) without the required side lot line in the F area district, and using more than the permitted area in F and D area (districts); premises 83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway, (Block 6862, Lot 328) Jamaica, Borough of Queens.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubricatorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Serv-

CALENDAR

ice Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

316-49-BZ—Application, April 22, 1949, under section 7h of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Henderson Gardens, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles in conjunction with eighty-six family Garden apartments and garages; premises 102-01 to 102-15 185th street, southeast corner of Henderson avenue; 102-02 to 102-20 185th street, southwest corner of Henderson avenue; 102-19 to 102-23 185th street, east side, 167.33 ft. south of Henderson avenue and 102-38 185th street, west side, 232.61 ft. south of Henderson avenue and 102-64 185th street, northwest corner of 104th avenue (Block 10362, Lots 43, 56 and 66 and Block 10363, Lots 72 and 82), Hollis, Borough of Queens.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

343-49-BZ—Application, May 5, 1949, under section 7c of the zoning resolution, of L. B. Santangelo, applicant, on behalf of New York Association for the Blind, owner, to permit in a residence and retail use, B area district the erection and maintenance of an extension to existing factory using more than the permitted area; premises 338-342 East 35th street and 607-611 First avenue, southwest corner (Block 940, Part of Lot 38), Borough of Manhattan.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, Parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicle waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

382-49-BZ—Application, May 17, 1949, under section 7h of the zoning resolution of Samuel Rosenblum, applicant, on behalf of Frank H. Tilson and Rankin Realities, Inc.,

owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises 324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan.

388-49-BZ—Application, May 19, 1949, under section 7a of the zoning resolution, of Paul Friedman, applicant, for Whitestone Building Corp., owner, to permit in a business use district, the erection and maintenance of stores with show windows, signs and entrances more than permitted distance from intersection; premises 12-23 to 12-29 150th street and 150-01 12th road, northeast corner (Block 4317 (413), Lot 1), Whitestone, Borough of Queens.

406-49-BZ—Application, May 24, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Bayacht Land Corporation, owner, to permit in a residence use district, the parking of motor vehicles for a stated term of years; premises 216-30 to 216-48 28th avenue, south side, 300 ft. east of 216th street (Block 6019, Lots 108 and 113), Bayside, Borough of Queens.

412-49-BZ—Application, May 19, 1949, under section 21 of the zoning resolution, of William H. Byrne, applicant, on behalf of Neljo Realty Corporation, owner, to permit in a business use district, D area, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 9508 to 9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 42, 43 and 44), Borough of Brooklyn.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

422-49-BZ—Application, May 31, 1949, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Alfred Herskovitz, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 1794 to 1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

437-49-BZ—Application, May 16, 1949, under sections 7c, 7i of the zoning resolution, of Lama Proskauer and Prober, applicants, on behalf of Estate of Josephine Schnurmacker, owner (Gulf Oil Corporation, lessee), to permit in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into existing garage for more than five motor vehicles; premises 1190 to 1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan.

501-49-BZ—Application, June 29, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant,

CALENDAR

on behalf of P. M. L. Co., owner, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required rear yards and to permit parking of motor vehicles on unbuilt upon portion of plot; premises 138-33 to 138-47 68th drive and 68-24 to 68-26 140th street, northwest corner; 68-02 to 68-18 and 68-01 to 68-11 140th street, Cul-De Sac formed by northwest corner of 140th street and 68th drive; (Block 6484, Lot 2); 138-40 to 138-66 68th drive and 68-32 to 68-40 and 68-42 to 68-60 140th street, southwest corner; 69-16 to 69-30, 69-34 to 69-40 140th street, 138-43 to 138-71 Jewel avenue, northwest corner; 138-01 to 138-25 Jewel avenue and 69-15 to 69-29 and 69-33 to 69-39 138th street, northeast corner; 68-31 to 68-37, 68-41 to 68-59 138th street and 138-02 to 138-38 68th drive, southeast corner; 138-29 to 138-30 Jewel avenue, northeast corner of 138th street (Block 6485, Lot 3); Kew Gardens, Borough of Queens.

430-37-BZ—Vol. II—Application of H. Desmond Upton, applicant, on behalf of Guy Cary and Philip A. Carroll, Executors and trustees under will of R. W. Goelet, deceased, owner (Goelet Realty Company, lessee), reopened June 21, 1949, under sections 7h and 21 of the zoning resolution, to permit in a restricted and retail use district, the extension of existing parking and storage of more than five motor vehicles in the retail use district to be extended into the unbuilt upon portion of plot located in the restricted retail use portion of the plot; premises 72-74 East 54th street, south side, 61 ft. west of Park avenue, (Block 1289, Part of Lot 36), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 28, 1949, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guince.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 14, 1949, were approved as printed in the Bulletin of June 21, 1949, Vol. 34, No. 25.

ZONING APPLICATIONS

368-48-BZ—Vol. II

APPLICANT—Henry George Greene, for 58 Greenwich Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail, C area use district, the erection of proposed extension (bulkhead) and new dining room space on the second story.

PREMISES AFFECTED—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: Allyn Burby and Elsa G. Steinert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., at request of objector's representative.

943-48-BZ

APPLICANT—Daniel Santoro, for Edward D. Caiazza, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop.

PREMISES AFFECTED—417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for applicant to file revised plans.

38-49-BZ

APPLICANT—Henry G. Harrington, for Frank Matrionola, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building, using more than the area permitted.

PREMISES AFFECTED—6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Henry G. Harrington.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for further consideration after applicant has filed revised plans.

103-49-BZ

APPLICANT—Kenneth W. Milnes, for Richalb Realty Corp., owner (Garber Brothers, lessee).

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted.

PREMISES AFFECTED—291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Louis Garber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for further consideration; applicant to file plans of cellar area.

181-49-BZ

APPLICANT—Max Wechsler of Wechsler & Schimmenti, for Barnet Stein, owner.

SUBJECT—Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy of existing building from store on first floor, vacant on second and third floors, to store on first floor, stock rooms on second and third floors.

PREMISES AFFECTED—63-65 East 104th street, north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for applicant to send out notices by registered mail to the owners in the area, so as to give them the full notice required.

247-49-BZ

APPLICANT—Robert Gottlieb, for Walter B. Cooke, Inc., owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Gottlieb and Edward J. Devlin, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for consideration by the Board and for decision without further argument.

263-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben-Dor Corporation, owner.

SUBJECT—Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and super-market, using more than the area permitted.

PREMISES AFFECTED—100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southeast corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Lawrence A. Benenson and Charles B. Benenson.

For Opposition: Arthur J. W. Hilly, Jerome Hirshfeld and Mandeville Mullally, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for inspection and decision without further argument.

267-49-BZ

APPLICANT—Sidney Ritterman, for Aaron Bring Chevrolet, Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner (Block 7059, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mrs. E. Katz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for consideration of affidavits and for decision without further argument.

285-49-BZ

APPLICANT—Kitzler and Nurick, for Nassau-Queens Land Corporation, Inc., owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Frank Schiraldi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1948 at 10 a.m., for inspection and decision without further argument.

MINUTES

294-49-BZ

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted.

PREMISES AFFECTED—6002 (6002-6004 displayed), 4th avenue, 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street, (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for inspection by a committee of the Board and for applicant to amend plans and furnish additional information. Hearing closed.

312-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidmar Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 7f of the zoning resolution, to permit in a business use district, the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline selling station.

PREMISES AFFECTED—2884-2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Bernard Ritterman.

For Opposition: S. Kant.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for inspection and decision without further argument.

373-49-BZ

APPLICANT—Walker and Poor, for Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner under contract by option agreement).

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district.

PREMISES AFFECTED—1765-1779 York avenue, west side, between East 92nd and East 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert Swanke.

For Opposition: Emanuel Kessler and William von der Horst.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for applicant to file revised plans and for decision without further argument.

381-27-BZ

APPLICANT—Street and Adikes, for The Cord Meyer Company, owner.

SUBJECT—Application reopened May 10, 1949 (decision of the borough superintendent), for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three (3) years and at the end of that time to revert back to its former use.

PREMISES AFFECTED—88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m., at the suggestion of the Board and at the request of the applicant, awaiting termination of the lease which expires September 30, 1949 and awaiting any negotiations as to the possible renewal of the lease by the U. S. Government.

114-46-BZ

APPLICANT—Ervin Palmer, for Stephen H. Gamp, owner.

SUBJECT—Application reopened March 15, 1949—re Application (decision of the borough superintendent), under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and retail use district, the extension in use of existing warehouse by enlarging front doors and to provide a curb cut for entry of trucks.

PREMISES AFFECTED—112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer and Stephen H. Gamp.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice. The Borough Superintendent has rescinded the approval of plans for the use as a warehouse.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

427-49-BZ

APPLICANT—Jacob J. Gloster, for New York Water Service Corporation, owner (Sam Colton, lessee).

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from electrically operated water pumping station to the manufacturing of soft drink beverages and storage,

MINUTES

PREMISES AFFECTED—363 Dahill road, east side, 240 ft. north of Cortelyou road (Block 5369, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob J. Gloster, Nathan A. Lashin and A. F. Gardner.

For Opposition: Norman Geiger, Martha Wutman, Sylvia F. Korb, Lily S. Miller, Beatrice Brandes, Victoria Morano, Angelo A. Spisto, Jack Steinberg, Thomas J. F. Kirk and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, after full hearing, at request of the applicant, with the understanding that no application will be made for re-hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1321-39-BZ

APPLICANT—Edward F. Cunningham, for Patrick J. Keating, lessee, 39 Corporation, owner.

SUBJECT—Application reopened June 7, 1949 (decision of the borough superintendent), for consideration as to extension of term of variance (expired by limitation) re Application previously granted on condition, under section 7h of the zoning resolution, for temporary term of years, permitting partly in a residence use and partly in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—142-23 Roosevelt avenue, north side, 150 ft. east of Union street, (Block 5020, Lots 47 and 49), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution. No appearance on behalf of the applicant, although he was duly notified.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

892-47-BZ

APPLICANT—Henry Nordheim, for Anna Fehlhaber, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the extension to existing accessory garage without the required rear yard.

PREMISES AFFECTED—4026 Bronx boulevard, east side, 223.70 ft. south of East 228th street (Block 4821, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and William J. Fehlhaber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (892-47-BZ)

WHEREAS, Henry Nordheim, for Anna Fehlhaber, owner, filed October 28, 1947, an application under section 21 of the zoning resolution to permit in a residence use district, the extension to an existing accessory garage without the required rear yard affecting premises 4026 Bronx boulevard, east side, 223.70 feet south of East 228th street, (Block 4821, Lot 42), Borough of The Bronx; and

WHEREAS, a public hearing was held on June 28, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 228th street, Bronx Boulevard and the site are in a residence use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1947, acting on Amendment to Alt. Applic. 1038-41, reads:

"4. Addition to existing garage is arranged for two (2) additional cars. As only 40% of the required rear yard is allowed for garages, rear yard must be maintained as required by Section 17 of Article IV of the Zoning Resolution, and no storage permitted in Rear Yard.

Reconsideration denied as rear yard must be maintained, as per Section 17 of Article IV of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 59.91 ft. front by 105.10 ft. in depth on which is located a two-story dwelling, a two-car garage with an extension to be used as a one-car garage with a work bench; and

WHEREAS, the applicant contends that in 1941 an application was filed with the Department of Housing & Buildings for the construction of this extension known as Alt. 1038-41 and the construction proceeded before the approval was obtained; that a violation was filed and the original architect made several attempts to secure the approval of the plans without success; that this extension was designed for the accommodation of one car and the balance of the space as a convenience for work bench, tools, tires and the like, for adjustments that may be required by the three cars so housed; that Section 3 (a) of the Zoning Resolution permits the placing of three car garages on the same plot with a dwelling and makes no mention of any rear yard provision nor on what portion of plot such garage may not be placed; that with this in mind the architect and builder both presumed they were acting within the law and proceeded with the construction before approval of plan; that the conditions on the site conform to Section 3; that regarding the rear yard requirement along the lot line, while the Zoning Resolution is silent on the question of small utility structures and private garages which are merely accessory and are but one story in height, it is a question whether these were intended to be placed so much off the lot line as is prescribed for the main building on the lot for such low height structures certainly do not obstruct light and ventilation as may be noted in this case where there are already three garages on lots back to back; that one is on this site and two on rear lots Nos. 13 and 14; that between the front wall of proposed garage extension and the rear wall of the dwelling on the site there will remain a substantial yard of 21 ft. 5 in.; certainly more than sufficient space to afford proper light and ventilation; and

WHEREAS, the Board deemed that the application had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof as to area, to permit the continuance of the pro-

MINUTES

posed one car garage extension substantially as proposed and as indicated on plans filed with this application marked "Received October 28, 1947," on condition that the garage building shall be accessory to the one family dwelling on the plot in accordance with the requirements of the zoning resolution, section 3, Par. 9a, and shall in all other respects comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

972-48-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.
SUBJECT—Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—165-27 Baisley boulevard, north side, 240 ft. east of Smith street and 62 ft. west of 166th street (Block 12381, Lots 6 and 8), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Harold Stubergh.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (972-48-BZ)

WHEREAS, Max Horn for Ethel M. Stubergh, owner, filed November 10, 1948 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 165-27 Baisley boulevard, north side, 240 ft. east of Smith street, and 62 feet west of 166th street (Block 12381, Lots 6 and 8), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on June 28, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Baisley boulevard is in residence and business use, D and F area class 1 height district; Smith street and the site are in a residence use, D and F area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated October 28, 1948 acting on Misc. Applic. 758-48 reads:

"1. The storage or parking of motor vehicles in a Residence district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.38 ft. frontage by 181.54 ft. in depth, irregular, on which is located a 2½ story frame dwelling and a two-car cement block accessory garage occupied by the owner; that it is proposed to have parking and storage of motor vehicles on the unbuilt upon portion of the lot (30 cars); and

WHEREAS, the applicant contends that the plot in question is directly opposite the Jamaica Race track, and during the racing season the parking facilities are very much overtaxed; that this plot, like others in the section, is used for parking to serve a public need by providing parking facilities when the race track is in use; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the applica-

tion be and it hereby is granted under section 7h thereof for a term of two (2) years, to permit the unbuilt upon portion of the premises where indicated on plans filed with this application marked "Received November 18, 1948," two sheets, to be occupied for the parking and storage of motor vehicles on condition that only motor vehicles of the pleasure car type shall be parked; that such use shall be primarily for the storage of cars of persons attending the race track; that there shall be no additional curb cuts installed other than the existing curb cut approximately 10 ft. in width from Baisley boulevard; that the premises shall be maintained in a reasonably level condition and adequate fences shall be maintained on the side and rear lot lines; that during the term of this variance the premises shall be occupied for no other use than the existing residential use with its accessory building and no additional buildings shall be erected thereon; that a sign advertising the parking use may be exhibited near the entrance provided such sign is not illuminated and does not extend beyond the building line and does not exceed 15 sq. ft. in area, advertising the parking and storage use and the rates charged and such other information as the Commissioner of Licenses may require; that such portable fire-fighting appliances shall be maintained in the accessory garage for use when necessary as the fire commissioner shall require; that adequate aisles shall be maintained at all times for easy entrance and egress; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

9-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corporation, owner (Alpine Motors Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: D. Traub and N. B. Andrews.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (9-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Hannis Realty Corporation, owner, Alpine Motors Corporation, lessee, filed January 10, 1949, an application under Sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile show room, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted, affecting premises 8729 to 8739 18th avenue, east side, 132 ft. south of Benson avenue and 130 to 140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn; and

WHEREAS, a public hearing was held on May 24, 1949, after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and decision by the Board, without further argument, then laid over to June 21, 1949, for inspection, and again laid over to June 28, 1949, for applicant to file plan showing the adjoining conditions; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that Bay 19th street is in a residence and business use, D area and Class 1 height district; Benson avenue, 18th avenue and the site are in a business use D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1948, acting on N.B. Applic. 1795-48, reads:

"1. Auto showroom, servicing and repairing for new and used cars, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room, and office in a business use district is contrary to Art. II, Sect. 4 of zone resolution.

2. Area of building excessive and contrary to Art. IV, Sect. 14 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 115 ft. 6½ in. in depth, irregular, presently vacant; that it is proposed to erect a building, 100 ft. front by 113 ft. 6½ in. in depth, irregular, one story, 14 ft. in height, of Class 3 construction, to be used for the sale and display of new and used autos and the servicing and repairing of cars dealt in by the agency (Studebaker cars); and

WHEREAS, the applicant contends that it is intended to use this building for the sale and display of new and used autos (Studebaker) and the servicing and repairing of cars dealt in by the Studebaker auto agency operating said building; that in conjunction with the service and repairs, welding, painting and spraying, lubrication, wheel alignment, brake testing and body and fender work will be carried out; that there will be a parts department and offices and a boiler room at the rear of the building; that the proposed auto showroom is a permissible use in this business zone; that the proposed operator of the building has, at present, an auto sales room at 8602 18th avenue, a small distance away and it is proposed to use the new building to be erected, in conjunction with the present sales room which does not have any service or repair facilities; that the site in question is the nearest plot available and suitable for this purpose; that within the effective area Block 6369, Lot 11 is developed with a repair shop; Block 6369, Lot 1 has a gas station; Block 6404, Lot 1 has a lumber yard; that the building will be modern in design and will be entirely in keeping with the future development of the community and in keeping on the street and will do much toward improving the area at the present time; that as the site extends through from street to street, leaving an open area at either street line would not be of benefit to any of the properties in the block; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulties and unnecessary hardship, and that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 as to extension of area and as to section 7i for minor repairing, to permit the construction and use of the building substantially as proposed and as indicated on plot plan and Section and Elevation plan, filed with this application marked "Received January 10, 1949," two sheets and revised, first floor plan marked "Received June 25, 1949," one sheet, *on condition* that the building shall be occupied for the use as proposed as a motor car agency for Pontiac cars and shall be conforming in all respects as to use except that minor repairing may be permitted under section 7i for the servicing and repairing of cars dealt in by the agency; that there shall be no heavy repair work carried on; that welding, paint spraying, lubrication, wheel alignment and

brake testing may be permitted; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

228-49-BZ

APPLICANT—Lama, Proskauer and Prober, for C. Salto, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c 7A and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot, located in a residence and business use C and D area district, the erection and maintenance of a business building (stores) using more than the area permitted in the C area district, with an entrance to structure for loading and unloading through residence use portion, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in residence use part of lot.

PREMISES AFFECTED—Northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (228-49-BZ)

WHEREAS, Lama, Proskauer and Prober for C. Salto, owner, filed March 22, 1949 an application under section 7c, 7A and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot, located in residence and business use, C and D area districts, the erection and maintenance of a business building (stores) using more than the area permitted in the C area district, and with entrances, signs and show windows more than the permitted distance from the intersection and with business signs in the residence use portion of the lot, affecting premises northwest corner of Continental avenue and Westchester avenue (Block 4245, Lot 16), Borough of The Bronx; and

WHEREAS, a public hearing was held on June 7, 1949 after due notice by publication in the Bulletin, and laid over to June 21, 1949, for inspection and decision by the Board, without further argument, then laid over to June 28, 1949, for further consideration; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue is in a business use C area class 1¼ height district; Continental avenue is in residence and business use, C, D and E area class 1 height districts; East 194th street is in residence and business use, C area class 1 and 1¼ height districts; the site is in residence and business use, C and D area, class 1 and 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated February 24, 1949 as to N.B. Applic. 122-49 reads:

"1. Proposed structure to be located partly in a Business Use District and partly in a Residential Use District, is contrary to Article 2, Section 3, of the Zoning Resolution.

"2. Proposed structure will occupy more than 75% of area of corner lot in a 'C' area District. *Note*: Residential portion of lot cannot be accepted in computing permissible coverage. Section 13(b) of the Zoning Resolution.

"3. Proposed entrance to structure through Residential Use District for loading and unloading is unlawful. Article 2, Sec. 3, Zoning Resolution.

MINUTES

"4. Doors, Signs and Show Windows are contrary to Section 7-A, Zoning Resolution, as same extend past 25' from corner.

"5. Business signs are not permitted in a Residential Use District. Section 3, 9(c) Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 103 ft. 8 in. in depth, irregular, presently vacant; that it is proposed to erect a building to cover the entire plot, one story, 13 ft. 4 in. in height, of class 3 construction, to be used as five stores; permitted coverage 3750 sq. ft.; excess 2311.25 sq. ft.; and

WHEREAS, the applicant contends that directly across the street in block 4247, lot 1 is a one story building occupying the full area of the lot with 3 stores facing Continental avenue and 2 stores facing Westchester avenue; that block 4245, lot 18, which immediately adjoins the plot to the west, is improved with a small garage, the remainder of this lot being vacant; that lot 13 which is in the residential zone is improved with a small building used as garages; that the owner of the premises is presently occupying a store at 3211 Westchester avenue under lease expiring September 1949 and he will occupy the store No. 1 as proposed; that the granting of this application will not and cannot affect the adjoining properties; that 50 ft. by 100 ft. of the site is zoned for business; that the remaining portion of the site, a triangle with 3.08 ft. on Continental avenue, 62.30 ft. on East 194th street and 39.37 ft. on the westerly lot line, is zoned for residence; that directly in front of the property on the Westchester avenue side is an elevator structure of the IRT system; that objections 6, 7 and 8 will be complied with; that as the premises are vacant, the Topographical Department will not assign house numbers; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, and section 7A of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 7c thereof as to use, under section 7A as to extension of the show windows beyond the 25 ft. and under section 21 as to area, to permit the construction of the one story and cellar store building substantially as indicated on revised plans marked "Received June 25, 1949," two sheets, on condition that along 194th street there shall be no openings or exits from the building; that there may be, however, two openings provided same are filled with glass blocks as proposed and shown on such plans; that there shall be no openings on the side lot line to the west to the adjoining premises; that the building shall be arranged with store spaces as indicated on such revised plans; that there may be also an opening from Continental avenue for exit purposes only with a doorway not over 4 ft. in width; that there shall be no roof signs erected; that the division partitions between the stores shall be carried up to the under side of the roof boards and as required by the code; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

341-49-BZ

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application (decision of the borough superintendent), under section 7d of the zoning resolution, to permit in a residence and business use district, the extension of a business building (Central Telephone Exchange).

PREMISES AFFECTED—80-18 Rockaway Beach boulevard and 216 Beach 81st street, northeast corner (Block 551, Lot 9), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Edward B. Cadley.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (341-49-BZ)

WHEREAS, New York Telephone Company, owner, filed May 4, 1949 an application under section 7d of the zoning resolution, to permit in a residence and business use district, the extension of a business building (Central Telephone Exchange), affecting premises 80-18 Rockaway Beach boulevard and 216 Beach 81st street, northeast corner (Block 551, Lot 9), Rockaway Beach, Borough of Queens; and

WHEREAS, a public hearing was held on June 28, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway Beach boulevard is in a business use, C area, Class 1 height district; Beach 81st street and the site are in residence and business use, C area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1949 acting on Alt. Applic. 500-49 reads:

"1. The extension of a business use in a Residence Use district is contrary to Art. II, Sect. 3 Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 164.46 ft. frontage by 100 ft. in depth, irregular, on which is located a building 159 ft. 3¾ in. front by 80 ft. in depth, irregular, 3 and 4 stories, 60.84 ft. in height, of Class 1 construction; that it is proposed to construct a partial fourth floor addition to the existing Belle Harbor Telephone Exchange Building fronting on Beach 81st street for a distance of 109.3 ft. of which 14.6 ft. will be in the residence use portion of the lot; that the new addition will be 40 ft. fronting on Rockaway Beach boulevard; and

WHEREAS, the applicant contends that this application is required because of the fact that a very small portion of the proposed partial 4th floor addition and the proposed elevator bulkhead would be in a residence use district; that the proposed partial 4th floor addition would front on Beach 81st street for a distance of 109.3 ft., of which 94.7 ft. would be in a business use district and only 14.6 ft. in the residence use district; that the applicant also plans to install an elevator in the existing four-story section of the building and the plans on file with the Department of Housing and Buildings provide for the construction of an elevator bulkhead on the roof of this section of the building to house the necessary elevator machinery; that the four-story section of the building referred to was constructed in 1925 when the entire premises were located in a business use district; that the proposed elevator bulkhead will be of masonry construction with stucco or copper sheathing and will be 10 ft. 2 in. in height, 15 ft. 5 in. in width and 7 ft. 6 in. in depth; that it will be set back 22 ft. from the face of the building, fronting on Beach 81st street; that the history of the ownership of this property lends strong support to this application; that the original portion of the existing premises of the applicant (comprising approximately 50.1 ft. on Rockaway Beach boulevard and 103.23 ft. on what is now Beach 81st street) was acquired by the New York and New Jersey Telephone Company on December 30, 1905 and was conveyed by that company to the applicant on September 22, 1909; that the original building was constructed in 1907 on a portion of that plot and was three stories in height, but was designed to allow for the construction of one additional floor; that on December 11,

MINUTES

1922 the applicant purchased two additional plots contiguous to the original plot, with a combined frontage on Beach 81st street of approximately 61.23 ft. and a depth of approximately 100 ft.; that in 1923, when the entire premises were located in a business use district, a three-story extension was added to the original building and was designed so as to allow for the construction of one additional floor; that in 1925, when the entire premises were still located in a business use district, a four-story extension to the building was built on the two plots fronting on Beach 81st street which were acquired by the applicant in 1922; that the additional telephone central office space which would be afforded by the addition to the Belle Harbor building is urgently needed by the applicant in order that it may be able to meet the estimated future demand for telephone service in the area; that the plans for this improvement include provision for the eventual conversion of the entire exchange from manual switchboard to dial service; that when wholly converted to dial operation, the building will be of sufficient capacity to accommodate estimated requirements for 10 or more years; that this exchange building is the telephonic wire center of an important and rapidly developing area of service demands; that abandonment of this center and establishment of a new one at another location would involve very substantial expenditures for purchase of land, erection of a new building, installation of central office equipment and reconcentration of outside plant, and would entail delay in filling applications for service, uneconomical duplication and impairment of efficient telephone operation; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under Section 7, subdivision d of the Zoning Resolution; that there is no proposed extension of area above curb level.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7d as to use, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked "Received May 4, 1949" (5 sheets) and "Received June 6, 1949" (3 sheets), *on condition* that the building shall not be further increased in height or area and *granted* only so long as the building is used as a central telephone exchange and for no other use; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

295-49-A

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for inspection by a committee of the Board and for applicant to amend plans and furnish additional information. Hearing closed.

296-49-A

APPLICANT—Ingram S. Carner, for Selik Realty Corp., owner (Power Brake Service, Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—310 North 7th street, south side, 287 ft. east of Havemeyer street and 289 North 6th street (Block 2331, part of Lot 9 and Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Sidney P. Kuttner.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for inspection and decision without further argument.

481-49-A

APPLICANT—Robert Gottlieb, for Walter B. Cooke, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Gottlieb and Edward J. Devlin, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 10 a.m., for consideration by the Board and for decision without further argument.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

1429-39-SM

APPLICANT—Rockland Concrete Sales Co., Inc., owner.

SUBJECT—Rockland Concrete Masonry Units (reopened December 21, 1948 re amendment of resolution to include additional sizes).

APPEARANCES—

For Applicant: N. C. Castronova.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1429-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 31, 1949

Re: Cal. 1429-39-SM—Vol. III

Subject: Amendment of Resolution to Include Additional Sizes of Masonry Units.

Rockland Concrete Sales Company, Incorporated, requested by letter dated December 3, 1948, that the resolution adopted November 9, 1948 under Cal. 1429-39-SM be reopened to include additional sizes. The case was reopened by a vote of the Board December 21, 1948.

Description

The blocks covered in this report are manufactured in the same manner, of the same mix and made on the same machine as the blocks previously approved under Cal. 1429-39-SM.

Inspection and Test

The plant of the applicant was inspected April 4, 1949 by Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. C. Tepe, representing the applicant. Sample blocks were identified and marked. Compression and absorption tests were conducted at Haller Testing Laboratory, April 6, 1949 in the presence of J. A.

MINUTES

Darts, Engineering Division. The method of test were those prescribed in C26-326.0 Administrative Building Code.

The results were as follows:

8" x 8" x 16" ($7\frac{3}{4}$ " x $7\frac{3}{4}$ " x $15\frac{5}{8}$ ") 3 cell concrete solid (20.7% Voids)

Gross Area = 121.1 sq. inches; Net Area = 96.0 sq. inches

Average Compressive Strength (on gross area) = 1578 p.s.i.

Average Absorption = 7.99 lbs.

8" x 12" x 16" ($7\frac{3}{4}$ " x $11\frac{3}{4}$ " x $15\frac{5}{8}$ ") 2 cell concrete solid (18.6% Voids)

Gross Area = 183.7 sq. inches; Net Area = 149.6 sq. inches

Average Compressive Strength (over gross area) = 2177 p.s.i.

Average Absorption = 5.47 lbs.

2" x 8" x 18" ($1\frac{15}{16}$ " x $7\frac{1}{2}$ " x $17\frac{5}{8}$ ") solid cinder

Gross Area = 34.2 sq. inches

Average Compressive Strength = 1104 p.s.i.

Average Absorption = 13.3 lbs.

8" x 8" x 16" = Z Cell Hollow Concrete

Gross Area = 118.2 sq. inches

Average Compressive Strength = 1186 p.s.i.

Average Absorption = 9.1 lbs.

8" x 12" x 16" = 2 Cell Hollow Concrete

Gross Area = 181.6 sq. inches

Average Compressive Strength = 1106 p.s.i.

Average Absorption = 9.0 lbs.

Recommendation

On the basis of the inspection and test the Committee on Test recommends the approval of the above mentioned blocks on condition that the requirements of the resolution adopted November 9, 1948 under Cal. 1429-39-SM be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 9, 1948, in accordance with the above report.

428-47-SM

APPLICANT—Scanlon-Morris Division of The Ohio Chemical & Mfg. Co., owner.

SUBJECT—Scanlon-Morris A-455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer, approval of.

APPEARANCES—

For Applicant: Bernard Goldstein.

ACTION OF THE BOARD Material Approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (428-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 25, 1948.

Re: Cal. 428-47-SM

Subject: Scanlon-Morris A-455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer, Approval of.

The Ohio Chemical and Manufacturing Co. of New York City filed April 27, 1947, an application with the Board

of Standard and Appeals for approval of the Scanlon-Morris A455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer, under the provisions of C26-1277.0 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

The sterilizer is of the pedestal recessed or wall hung type, with vertical door, separate bedpan rack with self-closing fingers, equipped for washing and sterilizing standard bedpans or urinals. The washing and sterilization chamber consists of a seamless copper shell not less than .065" thick, securely sweated to an accurately machined cast brass door collar, and riveted and sweated to a cast brass funnel-shaped hopper for connection to waste. All interior surfaces are heavily tinned.

The service door of the sterilizer is a brass stamping not less than .081" thick, having an extruded brass gasket rim securely sweated to the stamping and be accurately machined to form a steam and water tight joint with a composition gasket recessed in the face of the door collar. On the face of the service door, below center line, is a slightly weighted cast brass spill door, freely hinged to a cast brass baffled flange which is securely sweated to the service door. Spill door and flange are accurately machined to form a steam-tight seal to the sterilizer. Spill door provides not less than a $2\frac{11}{16}$ " dia. free opening from sterilizer. The service door is pivoted on a heavy cast bronze locking bar, substantially hinged to the door collar at the bottom of the door and locked in the closed position by a roller toggle lock in connection with a foot pedal so as to insure a steam-tight, watertight and odorproof sterilizing chamber. When the locking handle is released, the door opens approximately 90 degrees automatically and silently in conjunction with a large oil check made of heavy brass tubing and cast brass fittings.

The chamber is equipped with a pivoted cast brass bedpan cradle, fitted with rubber covered clamping fingers which open and close automatically with the action of the door. Cradle accommodates and firmly holds under spring tension any standard sized bedpan or urinal. When door is closed, the cradle tilts beyond the vertical for complete washing and emptying of the pan or urinal.

The sterilizer is equipped with a 3" cast brass waste trap. Trap is provided with a clean-out and enclosed in a formed sheet stainless steel housing wall mounted for the wall hung model or recessed behind the wall on built-in models, not less than .032" thick with rounded corners. Sterilizer is mounted on polished cast brass floor base with rigid steel supports.

The chamber is provided with two water spray nozzles to thoroughly wash the inside of either bedpan or urinal and the volume of water used is automatically controlled by an adjustable 1" quiet type Sloan Royal Flush Valve with a combination back check and vacuum breaker, fully complying with the most rigid sanitary codes. Chamber is equipped with a separate steam jet with a $\frac{1}{2}$ " Jenkins Steam Supply Valve for sterilizing and a 90 degree $1\frac{1}{2}$ " O. D. vent tube for connection to a wall outlet atmospheric vent line. All piping is of brass and is complete to the wall with union connections on steam and water supply lines. All exposed parts of the sterilizer are finished in highly polished nickel plate.

Inspection and Test.

This appliance was inspected and tested at the Laboratory of the Ohio Chemical Manufacturing Company now the Ohio Chemical and Manufacturing Company. This inspection and test disclosed that the Scanlon-Morris A458 pedestal type bedpan and urinal washer is equipped with an indirect waste and the water supply to the unit is equipped with an approved vacuum breaker in conformity with the rules of the Board. Present at this test and inspection were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Ormonde J. Burke, Chief of the Bureau of Water Register, and Dr. Steffen of the Dept. of Health,

MINUTES

Recommendation.

On the basis of this inspection and test and the data furnished by the applicant, the Committee on Test recommends the approval of the Scanlon-Morris Pedestal Type Bedpan and Urinal Washer for use in New York City under the provisions of C26-1277.0 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals, provided the device bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 428-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
Leslie V. Huber,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

629-47-SM

APPLICANT—Buckeye Iron & Brass Works, owner.

SUBJECT—New York City Fill Box for Gasoline, 2-inch & 3-inch sizes, approval of.

APPEARANCES—

For Applicant: John P. Austin.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (629-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 22, 1949

Re: Cal. 629-47-SM

Subject: New York City Fill Box for Gasoline, 2-in. & 3-inch sizes, Approval of.

The Buckeye Iron and Brass Works of Dayton, Ohio, filed June 23, 1947, an application with the Board of Standards and Appeals for approval of the New York City Fill Box for Gasoline, 2-inch and 3-inch sizes, under the provisions of C19-59.0.f, Administrative Code.

The purpose of this material is for use as a fill pipe terminal for gasoline storage systems.

Description

The Buckeye Iron & Brass Works New York City Fill Box for Gasoline, 2" and 3" sizes is designed to be used as a fill box for buried petroleum products storage systems and consists essentially of a cast iron body and bronze filling cage having gasoline resistant gaskets. The cast iron outer box with a tight fitting malleable iron lid can only be removed by a special wrench and is the quick locking type requiring a full eighth of a turn. The two locking lugs on the inside of the outside fill box, 180° apart are part of the body and the corresponding lugs on the cover are machined to an accurate taper to insure tight fit. Therefore, one twist of the cap wrench truly seals and sets the cap so that there can be no tendency to rocking or loosening.

The inside cage is bronze and bolts to the body proper with three studs separated by thiokol gasket, gasoline proof. The inside lid is threaded and gasketed and is provided with a simple locking device for a padlock. The cage extends down into the body with a 90° turn, the top of the cage setting well below a high shoulder and includes a double 20 mesh removable screen and at the bottom of the turn is a self-closing check valve.

Inspection and Test

This appliance was inspected and tested by the Committee on Test and found to comply with the requirements of C19-59.0.f, which reads:

"The intake of filling pipe shall be located in a heavy metal box which shall be sunk flush with the sidewalk at the curb level or at some other location offering equal facilities for the filling of the tank from the barrel wagon and with a screw cap to close the opening when not in use. The filling pipe shall be provided with a screen made of two thickness of 20 mesh brass wire gauze placed immediately below the filling cock or valve."

Present at the test were Commissioner Chas. M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test; R. O. Comp, J. P. Auston represented the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the New York City Fill Box 2 in. and 3 in. sizes for use in New York City with gasoline storage systems, when installed in accordance with this report and the requirements of C19-59.0.f, Administrative Code and the requirements of Sect. 7.4.4 of the Oil Burner Rules, which reads "Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left handed thread and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks." The removable cover of the fill box shall contain the word "Gasoline" in 1/2 inch letters raised at least 1/16 inch and the calendar number, "629-47-SM". The Committee further recommends that a separate application be filed for the use of the fill box with fuel oil.

(Sgd.) CHARLES M. BLUM,
Commissioner,
Leslie V. Huber,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

976-47-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Gilbarco Calco-Meter Gasoline Dispensing Pump, Model 996 (Reopened March 22, 1949 re amendment of resolution to include approval of Models 992, 994, CFP 1 and CFP 2).

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (976-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 16, 1949

Re: Cal. 976-47-SA

Subject: Amendment of resolution approving Gilbarco Calco-Meter Gasoline Dispensing Pump Model 996 to include approval of Models 992, 994 and Models CFP1 and CFP2.

MINUTES

The Board of Standards and Appeals, on February 10, 1948 approved the Gilbarco Calco-Meter Gasoline Dispensing Pump Model 996 under the provisions of C19-69.0 Administrative Code. Request was made by letter, dated February 28, 1949 to reopen and amend the resolution to include additional models. The case was reopened by a vote of the Board March 22, 1949.

Description

Model 992: This model differs from Model 996 (approved by the Board February 10, 1948 under Cal. 976-47-SA) only in the respect that the dispensing hose is not retractable, but is stored, when not in use, on clips fastened to the outside casing of the pump. In all other respects the Model 992 is identical to Model 996.

Model 994: This Model differs from Model 996 (approved by the Board, February 10, 1948 under Cal. 976-47-SA) only in the method by which the hose is retracted when not in use. The counter weight for retracting the hose is connected to it by a nylon covered steel cable so that the hose is stored outside of the pump casing instead of inside as is the case in Model 996. In all other respects Model 994 is identical to Model 996.

Model CFP1: This Model is similar to Model 996 using the same pumping unit, four piston rotary valve meter air separator and pump. The main difference being that the registration of the gallonage delivered is by means of a roller type register instead of a money computer.

Model CFP2: This Model is similar to Model CFP1 except that a $\frac{3}{4}$ H. P. motor is used instead of a $\frac{1}{3}$ H. P. motor and the pump speed is 850 RPM instead of 600 RPM.

Inspection and Test

An inspection and test was made on Models 992, 994 and CFP1 May 4, 1949. Present at the inspection and test were Comm. C. M. Blum and J. A. Darts, Engineering Division and Mr. J. Lynch, representing the applicant. The devices operated as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbarco Gasoline Dispensing Pumps, Models 992, 994 and Models CFP1 and CFP2 on condition that the resolution adopted February 10, 1948 under Cal. 976-47-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 10, 1948, in accordance with the above report.

162-48-SM

APPLICANT—Sidney H. Rosen, for Best Builders Block Co., owner (Modern Art Stone Corp., original owner).

SUBJECT—Modern Art Cinder Blocks (reopened February 8, 1949—re amendment of resolution as to change of name of owner from Modern Art Stone Corp., original owner to Best Builders Block Co., new owner).

APPEARANCES—

For Applicant: Sidney H. Rosen.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (162-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 20, 1949

Re: Cal. 162-48-SM

Subject: Amendment of Resolution as to New Owner.

Sidney H. Rosen, for Best Builders Block Corporation requested by letter, dated January 12, 1949 that the resolution adopted October 13, 1948 under Cal. 162-48-SM be reopened so as to amend the resolution as to change of name of owner. A sworn affidavit, signed by Leonard L. Max, President of the Best Builders Block Corporation, states that the new owner will continue the process of manufacture in the same manner as required in the resolution adopted by the Board, October 13, 1948 under Cal. 162-48-SM.

The new owner, Best Builders Block Corporation have also filed an affidavit signed by Samuel Abramowitz, President of the Modern Art Stone Corporation, transferring all rights, interest and title to the Best Builders Block Corporation.

Recommendation

On the basis of the data filed, the Committee on Test recommends the amendment of the resolution of the Board of October 13, 1948, to permit the change of name of ownership from Modern Art Stone Corporation to Best Builders Block Corporation, on condition that the requirements of the resolution adopted October 13, 1948 under Cal. 162-48-SM be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 13, 1948, in accordance with the above report.

317-48-SA

APPLICANT—Ames Iron Works, owner.

SUBJECT—Amesteam Generator, Models A10 to A-300 (gas fired boiler), approval of.

APPEARANCES—

For Applicant: John J. Scanlon.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (317-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 4, 1948.

Re: Cal. 317-48-SA.

Subject: Amesteam Generator Models A10 to A-300 (gas fired boiler), approval of.

The Ames Iron Works, Oswego, N. Y., filed April 8, 1948 an application with the Board of Standards and Appeals for approval of the Amesteam Generator Models A10 to A-300 (gas fired) under the provisions of C26-178.0, and Article 12 (Heating Appliances, Combustion and Chimneys) Administrative Building Code.

MINUTES

Description

The Amesteam Generator Models A10 to A-300 (gas fired) are designed for use as an integral part of a heating unit and are designed for operating pressures from 15 to 200 pounds steam working pressure and from 10 to 300 horse power. The generator consists of the furnace, tubes, burner and accessories and safety controls.

The furnace is of steel, plain cylindrical, fusion welded throughout; all joints are X-rayed and stress relieved in accordance with the requirements of the A.S.M.E. Boiler Code.

The tubes are of steel, arranged in two concentric rows around furnace. The tube ends are rolled and beaded then seal welded for tightness.

The refractories used in the burner head lining and ignition ring are cold-set plastic type and the rear baffle is also a cold set, plastic type installed in a pan shaped metal container which provided a one piece baffle.

The shell of the furnace is completely insulated with 1½" Fiberglas or equal and then covered with a metal jacket.

The main burner is of the low pressure type of conventional design and the pilot burner, operating during ignition period only is also of the low pressure type.

The blower and housing are of welded steel construction and a screen in the air inlet filters the incoming air. A 3600 RPM motor is provided in connection with the blower.

Electrically operated automatic shut off valve, manual shut off valve and other safety devices to shut down the unit in case of low gas pressure or blower failure are standard equipment with the unit.

The electrical controls, mounted in a metal panel box with a hinged cover located on the side of the unit consists of the following.

Motor starter with relay, flame failure protector relay, low water cut-off and pump control relay steam pressure control and necessary stop-start push buttons.

The low water cut-off is of the Electrode Type, mounted in top of shell and directly actuated by water level in the shell. If water level leaves end of electrode, electrical contact is broken and unit is shut down completely and will not resume operation until low water condition is corrected and until low water relay button is reset manually.

The pump control is also of the Electrode Type; consists of two electrodes mounted in water column spaced about 1" apart and connected to feed pump motor starter through its relay. When water level leaves end of lower electrode feed pump starts automatically and operates until water level makes contact with upper electrode.

Inspection and Test

A model A10 was inspected and tested at 815 Broadway in the presence of Chief Engr. L. V. Huber and J. A. Darts, Jr., Engineering Division, Committee on Test and Messrs. Scanlon and Leonard representing the applicant. All controls operated as designed.

Recommendations

On the basis of the inspection and test and data filed with the application the Committee on Test recommends the approval of the Amesteam Generators Models A10 to A-300 under the provisions of C26-191.0.a for use in New York City when installed in accordance with this report and that all installation shall conform to the requirements of Article 12 (Heating Appliances, Combustion and Chimneys) Administrative Building Code and provided further that each installation shall have a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 317-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report, on condition that in addition to the requirements contained therein, the appliance shall meet the requirements of all other laws, rules and regulations, including the rules of the Board relative to the requirements for Submerged Inlets.

333-48-SA

APPLICANT—Imre Chairman, for Allied Ventilating System, Inc., owner.

SUBJECT—Allied Ventilating Systems, Inc. Exhaust Fans for Spray Booths and Systems, approval of.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (333-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 29, 1948.

Re: Cal. 333-48-SA.

Subject: Allied Ventilating Systems, Inc. Exhaust Fans for spray booths and systems, approval of.

Imre Chairman filed, April 12, 1948, an application with the Board of Standards and Appeals for approval of the Allied Ventilating System, Inc. Exhaust Fans for spray booth and system under the provisions of C26-178.0 and the Rules of the Board governing the use of Equipment for Spraying and Drying of Paints, etc., adopted under Cal. 353-30-SR.

Description

The fans of the propellor type have blades of aluminum assembled on ball bearings and are belt driven from a G. E. spark proof 2 H.P., 1725 r. p. m., 60 cycle, 220 volt 3 phase motor which is mounted on top of and outside the booth proper.

The fans are fixed into a ¼" x 1¼" ⅛" angle iron ring flush welded with the fan band to insure sturdy installation.

Inspection and Test

A model of the fan, having six blades, was inspected and tested May 7, 1948 at 2824 Park Avenue, Bronx, New York. Present at the test were Chief Engineer L. V. Huber and J. A. Darts Engineering Division, Committee on Test and Messrs Imre Chairman and J. Kwart representing the applicant.

The fan was found to conform to the requirement of Rule 4.4.8 of the Rules of the Board, adopted under Cal. 353-30-SR.

Recommendation

On the basis of the inspection and test and the data filed with application the Committee on Test recommends the approval of the Allied Ventilating System Inc. Exhaust Fan for spray booth and system on condition they are constructed and installed in accordance with this report and the provisions of the Rules of the Board governing the use of Equipment for Spraying and Drying of Paints etc. adopted under Cal. 353-30-SR and provided further that each fan bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 333-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

965-48-SA

APPLICANT—Beam Manufacturing Company, for G. P. Castner, owner.

SUBJECT—A.M.C. and/or Wizard Automatic Clothes Washing Machine, (reopened March 29, 1949 re amendment to resolution to include AMC Model No. A149 A.P. and/or Wizard, Model No. W149 AP).

APPEARANCES—

For Applicant: Charles T. Young.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (965-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 19, 1949

Re: Cal. 965-48-SA

Subject: AMC and/or Wizard Automatic Clothes Washing Machine, Amendment as to trade names and model numbers.

Beam Manufacturing Co., Webster City, Iowa, requested by letter dated March 8, 1949, that the resolution adopted December 14, 1948, under Cal. 965-48-SA be reopened for amendment as to trade names and model numbers. The subject case was reopened by vote of the Board on March 29, 1949.

Description

The requested changes are the addition of a flow control device developed by Dole Valve Co., which limits the quantity of water discharged by the valve to approximately five gallons of water per minute and the second change is the elimination of the Flapper Valve and its hinge pin and the substitution of a wire mesh screen on the end of the spray deflector and the changing from a round to a "D" shape, the opening in the top of the tube beneath the vacuum breaker housing where the water enters the spray deflector. This change to the brass mesh screen will act as a suds stop. These changes are in conformance with the drawing marked "Received March 10, 1949." These changes in no way affect the siphonic action or possible contamination. These changes will change the model numbers to A-149-AP and W-149-AP.

Recommendation

On the basis of the inspection and the data supplied by the applicant, the Committee on Test recommends that the resolution adopted by the Board December 14, 1948, under Cal. 965-48-SA be amended to include AMC Model No. A149 A.P. and/or Wizard, Model No. W149 AP with the modifications described herein, on condition that the requirements of the resolution adopted December 14, 1948 under Cal. 965-48-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 14, 1948, in accordance with the above report.

1109-48-SM

APPLICANT—The William Bayley Company, owner.
SUBJECT—Bayley Pivoted; Commercial Projected; Architectural Projected; Intermediate Projected; Intermediate Casement and Intermediate Combination Steel Windows, approval of.

APPEARANCES—

For Applicant: Charles L. Brigga.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1109-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

May 6, 1949

Re: Cal. 1109-48-SM

Subject: Bayley Pivoted; Commercial Projected; Architectural Projected; Intermediate Projected; Intermediate Casement and Intermediate Combination Steel Windows, approval of.

The William Bayley Company, Springfield, Ohio, filed, December 29, 1948 an application with the Board of Standards and Appeals under the requirements of C26-178.0.b for the approval of their steel windows for uses under Sub Article 7, Protection of Exterior Openings, and Sub Article 8, Protection of Wall and Partition Openings, of Group 18 Fire Tests of Opening Protective Assemblies of Article 11, Fire Resistive Construction wherein opening protective assemblies are required to be approved for a fire resistive rating of $\frac{3}{4}$ of an hour and for other uses in types of construction as specified in C26-239.0 through C26-245.0, Administrative Building Code, where no fire resistive rating is required, consequently glazing angles and the automatic self-closing devices are not to be provided. Approval is also requested for uses under the Labor Law and the Multiple Dwelling Law as opening protective assemblies required to have a fire resistive rating and for other uses not required to have such rating.

Description

The windows covered in this report are formed of solid sections, hot rolled from billets of structural grade steel with a nominal thickness of $\frac{1}{8}$ " except that in some instances of ventilator contact cold formed steel sections are used. Such cold formed sections are also $\frac{1}{8}$ " thick except the jamb contact members of pivoted windows only which are $\frac{1}{16}$ " thick.

Outside frame members and muntin bars are $1\frac{1}{2}$ " deep. Ventilator frame and ventilator sections are $1\frac{3}{8}$ " deep. All muntins are "Tee" shaped.

The section forming the outside frame section at the head, sill and jambs is an angle or channel shaped section and provides for attachment of the windows to the masonry or structural steel wall construction.

The interior of the window is divided into small lights for glass, with those lights around the ventilators being known as fixed lights and those in the ventilator being known as ventilating lights. The fixed frame and ventilator frame corners and the muntin to frame connections are coped, tenoned, and either riveted or welded. The intersection of muntins are mechanically formed, the horizontal bar being punched in the web and the vertical member being punched in the flange. After assembly, a wedge is driven into the intersection making the entire construction rigid. The bars are not bent during this assembly. Frame members around ventilators at head, sills and jambs and where one ventilator occurs directly above another are specially designed sections to provide ventilator contacts and attachment of hardware. The head sill and jamb sections of the ventilators are designed to provide weathering contacts and hardware attachments and the corners are coped, tenoned and either riveted or welded.

MINUTES

Horizontally pivoted ventilators are hung on two steel pivots with the pivot leaf bolted to the ventilator frame section.

Projected ventilators are hung on two steel side arms riveted to frame and ventilator section and two sliding shoes which slide in the channel weathering of the jamb frame members.

Pivoted ventilators are provided with cam latch and push bar or spring catch and chain hardware.

Projected in ventilators are provided with cam latch hardware; pressure release latch or automatic chain latch hardware.

For fire windows, the horizontally pivoted windows are furnished with chain operators having a fusible link in the chain to permit self closing. Fire windows are glazed with $\frac{1}{4}$ " wire glass held in place by glazing angles. Glass is limited to 48 inches in width and 54 inches in height and an exposed area of 350 square inches measured from edge to edge of glazing angles. Units may be either square, splayed, camber or circular heads. Single fire units do not exceed 84 square feet in area with either dimension (height or width) not exceeding 12 feet. Ventilators in fire windows shall not exceed 3000 square inches in area with either dimension (height or width) not exceeding 60 inches. The units may be joined by rolled steel T bar mullions or other equivalent mullion construction up to any width of opening, provided that, when used as fire windows, the width of units between mullions does not exceed 7 feet or that the size of units does not exceed the limits for single units. Mullion bolts are not to be spaced more than $20\frac{3}{4}$ inches apart. Sight line sections may be added on muntins at any side ventilators for uniform appearance. Hardware is formed steel, die cast steel or bronze. Head, sill and jamb plates can be attached to the units providing that width of plates does not exceed 6 inches. Bolts to be spaced not more than $20\frac{1}{8}$ inches apart. Windows may be installed by being built into the masonry or may be installed in prepared openings and attached by standard type anchors or clips. Anchor clips to be spaced not over 24 inches apart and not more than 9 inches from corners of units. Where no fire resisting rating is required, the glazing angles and automatic self closing devices need not be provided.

Inspection and Test

The plant of the applicant at Springfield, Ohio was inspected February 10, 1949. Present at the inspection were Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Messrs. G. D. Bailey and C. L. Brigga, representing the applicant.

The applicant has also filed reports of a fire test conducted by the Underwriters Laboratory. Application No. 29C2382 Lab. File Ret. 1293. Dated December 30, 1929 and Retardant No. 1293 dated December 17, 1919.

The device forming the subject of this report is a fire window consisting of two units separated by an unprotected steel mullion, one of the units being provided with two ventilator openings and the other with a single ventilator opening. This device was subjected to the fire exposure for $\frac{3}{4}$ of an hour and then to the hose stream test.

The glass began to crack immediately after the heat was turned on and continued to crack for the first two minutes of the test. The putty began to burn during the first five minutes and continued to burn for 10 minutes. The mullion began to bulge uniformly towards the fire carrying the sash with it, and this bulging continued during the test reaching a maximum of 8 inches. No other change was noted.

The application of the hose stream caused no rupture of the structural members but did dislodge several panes of glass.

Recommendation

On the basis of the inspection and the date filed, the Committee on Test recommends the approval of The William Bayley Company of Springfield, Ohio, windows under C26-191.0.a for use as follows.

Bayley Pivoted, Commercial Projected, Architectural Projected, Intermediate Projected, Intermediate Casement and Intermediate Combination, in view of having met the fire tests of opening protective assemblies provided in C26-610.0 for use as an approved $\frac{3}{4}$ of an hour opening protective assembly under Sub Article 7, Protection of Exterior Openings, Sub Article 8, Protection of Wall and Partition Openings of Group 18 fire test of opening protective assemblies of Article 11, fire resistive construction, C26-566.0 wall openings and similar approval is recommended for use as an opening protective assembly having a fire resistive rating of $\frac{3}{4}$ of an hour for use under Section 262, 264 and Section 270 of the Labor Law, when constructed and installed as required therein, when constructed as described herein, in single units for openings not exceeding 7' x 12' and in combinations of units side by side with standard bare steel "T" bar mullions between units or other equivalent mullion construction for openings wider than 7' and when so used, all ventilators shall be equipped with approved automatic self-closing devices and that all windows be provided with glazing angles. All opening protective assemblies required to have a fire resistive rating shall be inspected in accordance with the Board's Rules on the Inspection of Opening Protective Assemblies.

Approval is also recommended of Bayley Pivoted, Commercial Projected, Architectural Projected, Intermediate Projected, Intermediate Casement and Intermediate Combination for uses under C26-239.0 through C26-245.0 where no fire resistive rating is required the glazing angles and automatic self-closing devices may be optional and test limitations as to glass, area, widths and heights, need not be adhered to.

It is further recommended that the opening protective assemblies required to have a fire resistive rating shall be labeled in accordance with the requirements of the Board's Rules for the Inspection of Opening Protective Assemblies and that all other opening protective assemblies not required to have a fire resistive rating shall be tagged or labeled reading as follows: "Approved for use in New York City by the Board of Standards and Appeals under Cal. No. 1109-48-SM," or in lieu thereof, each bill of lading, bill of material, proposal and invoice shall be similarly stamped.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1110-48-SM

APPLICANT—The William Bayley Company, owner.

SUBJECT—Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) Steel Windows, approval of.

APPEARANCES—

For Applicant: Charles L. Brigga.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1110-48-SM)

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

May 4, 1949

Re: Cal. 1110-48-SM

Subject: Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) Steel Windows, approval of.

The William Bayley Company, Springfield, Ohio, filed December 29, 1948, an application with the Board of Standards and Appeals under the requirements of C26-178.0b for the approval of their steel windows for uses under Sub Article 7, Protection of Exterior Openings, and Sub Article 8, Protection of Wall and Partiton Openings, of Group 18 Fire Tests of Opening Protective Assemblies of Article 11. Fire Resistive Construction wherein opening protective assemblies are required to be approved for a fire resistive rating of $\frac{3}{4}$ of an hour and for other uses in types of construction as specified in C-26-239.0 through C-26-245.0, Administrative Building Code, where no fire resistive rating is required, consequently glazing angles and the automatic self-closing devices are not to be provided. Approval is also requested for uses under the Labor Law and the Multiple Dwelling Law as opening protective assemblies required to have a fire resistive rating and for other uses not required to have such rating.

Description

Security and Protection Windows are not designed or intended for detention but for prowler protection. These type of windows afford protection from outside whether the ventilator is open or closed as the guard portion completely covers the window and ventilator opening.

The guard portion of the security and protection windows are of solid sections of hot rolled steel having a depth of $1\frac{1}{2}$ " and a minimum web thickness of $\frac{1}{8}$ " and are of a tee-shape design. All intersections are mechanically interlocked. Ventilators are superimposed and welded on guards and bottom hinged to swing in at top have arms to limit opening and are provided with heavy steel spring catch hardware. When the security and protection window are used where no fire resistive rating is required, the guard is glazed from the inside and the ventilator from the outside with clips and putty. When used where a fire resistive rating is required both the guards and ventilator are glazed from the inside with glazing angles.

The glass size for the Protection Window is 6" x 9" and 6" x 18" for the Security Window.

Certain predetermined lights of the guard portion are left unglazed to provide ventilating area. On the inside face of the window, and covering the unglazed portion, is attached a superimposed ventilator, either bottom hinged to swing in or projected type to swing in. Glass lights in the ventilator are provided by adding tee-shaped muntins and these muntins in the ventilator line up directly with corresponding muntins in the guard portion.

The Guard (Detention) window is designed and constructed to prevent escape from penal institutions by building the protection into the window by combining a detention guard, a ventilator and a screen all in one unit.

Detention is available in three degrees: Maximum, Medium and Moderate.

In the Maximum detention the guards are constructed of Heat and Tool Resistive sections either with the heat and tool resisting elements rolled integral in the steel matrix of the Super-Bar Section or by means of heat and tool resisting sections applied to the inside face vertically and through the webs horizontally of the standard steel Super-Bar Sections. The guard sections are $1\frac{3}{4}$ " deep, have a minimum web thickness of $\frac{5}{16}$ " and are 1" across the face of the tee. Intersections are interlocked mechanically and all joints and intersections are welded.

Medium detention: Guards are constructed of Super-Bar of structural steel $1\frac{3}{4}$ " deep; web thickness $\frac{3}{16}$ " and 1" across the face of the tee. All intersections are interlocked mechanically and all joints and intersections are welded.

Moderate detention: Guards are constructed of Inter-Bar of structural steel $1\frac{1}{2}$ " deep, web thickness of $\frac{1}{8}$ " and $\frac{3}{4}$ " across the face of the tee. All intersections are interlocked mechanically and all joints and intersections are welded.

The ventilator frames and contact sections for Guard (Detention) windows are generally $1\frac{5}{8}$ " deep with a minimum web thickness of $\frac{1}{8}$ " and are solid hot rolled steel except the sill section of ventilator supporting frame which is a cold rolled section of $\frac{1}{8}$ " thick. The sill section of the ventilator is $1\frac{1}{8}$ " deep with a web thickness of $\frac{1}{8}$ ". Ventilators have double contact casement sections, corners of frames and ventilators are welded. The ventilators are hinged at the bottom to swing in and heavy friction side arms hold the ventilator securely in any open position. The screen is located between the guard and the ventilator. Glazing of the guards and ventilator is from the outside with clips and putty.

Inspection and Test

The plant of the applicant at Springfield, Ohio was inspected February 10, 1949. Present at the inspection were Commissioner E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Messrs. G. D. Bailey and C. L. Brigga representing the applicant.

The applicant has also filed a report of a fire test conducted by the Underwriters Laboratory Retardant 2400-4 dated January 29, 1936 covering assemblies described as Security and Protection. Detention Type Solid Section Steel Fire Windows equipped with projected and hinged ventilators and window sections which are connected by horizontal and vertical mullions. The applicant has also filed report R2586 of the Underwriters Laboratory. Duplicate copies of both reports are on file and part of the record.

The sample tested, as covered by the report consisted of a projected-out ventilator in the top half. The lower half was provided with a hinged ventilator on the north half of the assembly swinging out and a projected out ventilator on the south lower section. The ventilator was provided with bronze locks and a regular expansion clip. Listed $\frac{1}{4}$ " wired glass was used in all openings.

The sample was subjected to the standard fire and hose stream test as prescribed in Group 5, fire test and Group 9, hose stream tests of Article 11 fire resistive construction to meet the requirements of C26-610.0. Fire Tests of Opening Protective Assemblies to meet the requirements of fire resistive rating of $\frac{3}{4}$ hour.

Flame and Heat Resistance: The glass began to crack during the first minute of the test and continued to crack during the first three minutes, showing no change in cracking after that time. At 28 minutes one of the large lights fell from position in the south lower ventilator, this was due, as later shown, by the glazer cutting the glass to such dimensions as not to provide standard bearing in the groove. The putty began to ignite and fall from position along the underside of the horizontal members at 5 minutes showing no change during the remainder of the test. The wire clips remained in position during the test.

The bulging towards the fire is as follows:

Time	Deflection
5 min.	$1\frac{1}{2}$ inches
10 "	2 "
15 "	3 "
20 "	$3\frac{1}{4}$ "
25 "	4 "
30 "	4 "
35 "	4 "
40 "	4 "
45 "	4 "

Eighteen hours after the test the sample was bulged $1\frac{1}{2}$ " toward the fire at the joint between the horizontal and vertical.

The hose stream at the end fire exposure test did not dislodge any of the lights although some of the lights were punctured.

MINUTES

Recommendation

On the basis of foregoing data and fire tests, the Committee on Test recommends the approval of the William Bayley Company, Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) windows under C26-191.0.a for uses as follows: In view of having met the fire tests of opening protective assemblies provided in C26-610.0 for use as an approved $\frac{3}{4}$ of an hour opening protective assembly under Sub Article 7, Protection of Exterior Openings, Sub Article 8, Protection of Wall and Partition Openings of Group 18, Fire Test of Opening Protective assemblies of Article 11, fire resistive construction, C26-566.0 (wall openings), when constructed and installed as required therein, when constructed and installed as described herein. All opening protective assemblies required to have a fire resistive rating shall be inspected in accordance with the Board's Rules on the Inspection of Opening Protective Assemblies.

Approval is also recommended of Bayley Security, Protection, Inter-Bar Guard (Detention) and Super-Bar Guard (Detention) for uses under C26-239.0 through C26-245.0 where no fire resistive rating is required and test limitations as to glass, area, widths and heights, need not be adhered to, and where windows are not required to be openable for exit purposes. When used where no fire resistive rating is required, the heavy guard windows having super-imposed ventilators and screen inserted between the guard and ventilator may be permitted.

It is further recommended that the opening protective assemblies required to have a fire resistive rating shall be labeled in accordance with the requirements of the Board's Rules for the Inspection of Opening Protective Assemblies and that all other opening protective assemblies not required to have a fire resisting rating shall be tagged or labeled reading as follows: "Approved for use in New York City by the Board of Standards and Appeals under Cal. 1110-48-SM," or in lieu thereof, each bill of lading, bill of material, proposal and invoice shall be similarly stamped.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

4-49-SM

APPLICANT—F. M. Gabler, Incorporated, owner.

SUBJECT—Garoll Three Hour Rolling Steel Door, approval of.

APPEARANCES—

For Applicant: Frank M. Gabler.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (4-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 11, 1949

Re: Cal. 4-49-SM

Subject: Garoll Three Hour Rolling Steel Door; approval of

F. M. Gabler, Jr. for F. M. Gabler, Incorporated, New York, filed January 6, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Garoll Three Hour Rolling Steel Door, under the provisions of C26-178.0.b; C26-610 and C26-660 Administrative Building Code.

Purpose

The purpose of this material is to act as a protection of openings in fire walls not exceeding 120 sq. feet in area.

Description

The rolling steel door comprises a curtain of the slat pattern, wall guides, counter balance mechanism, brackets, hood, operating and automatic mechanism.

The door is mounted on the face of the wall, lapping the edges of the opening. At the sides and top, and in the closed position the bottom bar of the curtain rests on the sill.

The door is operated by means of a chain, and is closed automatically by the operation of a release mechanism which includes fusible links.

The curtain is made of No. 20 USS gauge galvanized steel slats. The upper edge of the curtain is attached to rings secured to the barrel and the bottom slat is attached to the bottom bar by means of $\frac{3}{16}$ " bolts or rivets, 12 inches on center. The ends of each slat is provided with malleable iron edge guards so as to prevent lateral movement of the slats and also provide a wearing surface on both sides where contact with the wall guides is made. It also serves as a flame stop. Each edge guard is secured to the slats by means of two $\frac{3}{16}$ " tinned rivets. The bottom bar is made up of two angles $2" \times 2" \times \frac{1}{8}"$ secured to the bottom slat as noted above. The guide assembly is made up of a main angle in contact with the wall and two additional angles forming a groove to receive the edge of the curtain. The bolts for attaching the guides in position for the height of the opening are spaced at not exceeding 18 inch centers and 6 inches from the bottom. Each guide is attached to the wall by $\frac{3}{8}"$ through bolts installed in the leg of the main angle in contact with the wall. Bolts are installed in vertically slotted holes, each bolt being provided with a galvanized steel washer. A stop is provided on the guides to limit the upward travel of the bottom bar when the door is in open position.

The curtain support; a special support is secured to each vertical edge of the curtain to support the curtain above the bell mouth of the guides.

Operating and Automatic Mechanism

The door is operated by chain and is of the Automatic design.

The doors are provided with a governor in order to retard the descent of the curtain in case of fire and to reduce the impact of the curtain on the sill when the door is operated at regular intervals in order to guard against the the mechanism becoming inoperative in case of fire.

The counter balancing mechanism comprises a barrel, shaft, springs and all necessary attachments.

The steel shafts are supported in the barrel and at each end by two brackets, attached to the wall by at least two $\frac{1}{2}$ inch bolts to each bracket. Within the barrel are installed steel springs of such size as to counter-balance the curtain.

The brackets are made of steel plates and are of such a form as to support the shaft, coil and hood and they also act to close the hood.

The hood, made of 24 USS gauge galvanized sheet steel is formed to fit the brackets and is attached to the brackets and the hood is provided with a flame stop.

Inspection

This door was subjected to the Three Hour Fire Test of Opening Protective Assemblies as specified in Article 11, Fire Resistive Construction, Sub-Article 1 Fire Resistive Material, Group 5. Fire Tests. Group 6. Fire Test Structure, Group 7, Fire Test Samples and Group 9, Hose Stream

MINUTES

Test. Administrative Code to meet the requirements of C26-610.0 (door assemblies for fire walls).

This test was performed at the Underwriters Laboratory, March 9, 1949. Present at the test were Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Mr. F. J. Gabler, representing the applicant. A complete copy of the Underwriters Report, Retardant 3153, Application No. 48C 3961 is on file and is part of the record.

The test assembly was designed for mounting on one face of a fire wall with an opening 9 ft. in width and 10 ft. in height. The door mounted thereon, unpainted but galvanized, was inspected and labeled by the Underwriters. The fire was exposed to one face of the door for the required three hours, after which time the panel was withdrawn from the furnace and subjected to the hose stream test with the results as indicated in the Underwriters' report, indicating that the door met the requirements for the three hour rating. The temperatures during the three hour period met the requirements of C26-580.0 A.C. Sub. c (10-1.5.2). There was no passage of flame or smoke through the door in any significant amounts, and the door satisfactorily met the requirements of the hose stream test. The conditions of expansion of all door parts, warping of the curtain, and deflection of the barrel, were constructed with ample provision to meet the conditions of service as may be reflected by this fire test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of Garoll Three Hour Rolling Steel Door as manufactured by F. M. Gabler, Incorporated; and as described herein, under the provisions of C26-191.0 when manufactured in sizes permitted by the building code for use under C26-610.0 and C26-660 as a three hour protective assembly except that these doors shall not be installed at openings used as required means of egress. Where there is combustible material within 15 feet of the opening, two such doors are to be installed in each opening.

The Committee further recommends that all opening protective assemblies manufactured under this approval shall comply with the rules of the Board for the inspection of opening protective assemblies. It is also recommended that each Garoll door be provided with a metal label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 4-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

50-49-SM

APPLICANT—Stallton Chemical Corp., owner.

SUBJECT—Flame-Seal Formula 12 (fire retardant paint and coating), approval of.

APPEARANCES—

For Applicant: Stanley Stahlman and Saul Lee.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (50-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 29, 1949

Re: Cal. 50-49-SM

Subject: Flame-Seal Formula 12 (fire retardant paint and coating), approval of.

Stallton Chemical Corporation, Long Island City, New York, filed, January 27, 1949, an application with the Board of Standards and Appeals for approval of the material known as Flame-Seal (fire retardant paint and coating) under the provisions of C26-178.0.b. Administrative Building Code and C19-161.1 Administrative Code.

Purpose

This material is to be voluntarily used as a fire retardant paint and coating over wood and acoustical material.

Description

The material, known as Flame-Seal is a heavy liquid composed of sodium silicate, lime, asbestos, zinc oxide, glycerine and water to form a proper mixture and can be brushed or sprayed (using an asphaltum type gun) on interior untreated or raw wood surfaces, insulation board, acoustical insulation board and other combustible building materials. The coverage ranges from 100 to 150 square feet per gallon depending on the type and nature of the material that is to be fire retarded.

This material is available only in a flat white color.

Tests

Inspection and tests were made of this material at Columbia University, Department of Civil Engineering, Research Laboratories March 25, 1949 and April 8, 1949. Present at the test were J. A. Darts, Engineering Division, Committee on Test. Messrs. S. Lee, T. Altton and S. Stahlman representing the applicant and representatives of various Federal agencies, including U. S. Engineers, Corps. of Engineers and the Atomic Energy Commission.

The tests were made on three species of wood and also on acoustic material.

The tests on the acoustic material were conducted on panels of Insulite and Celotex and were run in accordance with fire test requirements of Federal Specifications for Acoustical Units Prefabricated, SS-A-118. Section F-2C(2) which covers "slow burning and combustible material." An additional test was run on Masonite, this test was conducted in accordance with Federal Specifications SS-A-118 Section F-2C(1) which covers "incombustible and fire retardant materials."

The test panels were made up of 36" x 36" x 1/2" Insulite attached to asbestos board labelled Panel A; a sheet of 36" x 36" x 1/2" Celotex attached to asbestos board labelled Panel B, and a sheet of 36" x 36" x 1/4" Masonite attached to asbestos board labelled Panel C.

All panels were "brush coated" with Flame-Seal receiving a coating of 100 square feet to the gallon.

Reaction of Panel A during test.

Time		Flame Temp. F.	Remarks
Min.—Sec.			
2 — 0		400°	Small blisters over 5" diam.
6 — 0		1115	Large blister 6" diam.—3/4" deep central area.
12 — 0		1350	Intermittent yellow flaming over central area. Large blister 14" diam.
16 — 0		1410	Intermittent yellow flaming over 14" diam.
20 — 0		1480	Exposure flame out: No flaming, glowing or smoking of panel.

Examination after test.

All material was essentially intact. Small blisters covered the entire panel. A large central blister covered an area of a circle 20 inches in diameter. The blister skin thickness in

MINUTES

the edge area was approximately $1/32''$ and in the central area was approximately $1/8''$. The Insulite was severely charred over an area of a 10 inch diameter circle and the maximum depth of char was $1/4$ inch.

Reaction of Panel B during test.

Time Min.—Sec.	Flame Temp. F.	Remarks
2 — 0	400°	Small blister over 3" diam.
6 — 0	1115	Small blister over 22" diam.
12 — 0	1350	Small blister over 30" diam.
14 — 0	1385	Intermittent yellow flaming over central area. Slight buckling of asbestos backing board.
20 — 0	1460	Exposure flame off. No flaming or smoking of panel.
20 — 06		Glowing of panel ceased.

Examination after test.

All material was essentially intact at the end of the test. No large, central blister was formed. The Celotex was charred through to asbestos board backing over area of $3\frac{1}{2}$ inch diameter circle.

The test on Panel C was discontinued at the half way mark as the panel was flaming over an area of 2 inch circle when the exposure flame was cut and the test requirements of SS-A-118-F-2C(1) state that "no flame shall issue from the sample during or after flame application."

The tests conducted on the wood specimens was as follows:—Panel A and Panel C were made of 5 tongue and groove white Pine boards $35\frac{1}{2}'' \times 7\frac{1}{2}'' \times \frac{3}{4}''$. Panel B was made of 5 tongue and groove Yellow Pine boards $35\frac{1}{2}'' \times 7\frac{1}{2}'' \times \frac{3}{4}''$ and Panel C was made of 6 tongue and groove Douglas Fir boards $35\frac{1}{2}'' \times 5\frac{1}{2}'' \times \frac{3}{4}''$. The four panels were "brush coated" with Flame Seal receiving a coating of 100 square feet to the gallon. The average moisture content of the test panels was 9.2%. The tests on Panels A, B, and C were conducted in accordance with the requirements of Federal Specifications SS-A-118 Sect. F-2C(2) which covers "slow burning and combustible material" except that there was no incombustible backing and Panel D was tested in accordance with SS-A-118 Sect. F-2C(1) which covers "incombustible or fire retardant material" except that no incombustible backing was used.

Reaction of Panel A during test.

Time Min.—Sec.	Flame Temp. F.	Remarks
2 — 0	395°	Large blisters over 5" diam.
4 — 0	810	Large blisters over 18" diam.
8 — 0	1215	Large blisters over 24" diam.
10 — 0	1305	Largest blister 3" long by $1\frac{1}{4}''$ deep.
12 — 0	1350	Large blisters over 28" diam. Intermittent yellow flaming over 4" diam. circle.
14 — 0	1384	Steady yellow flaming of surface.
18 — 0	1440	Blisters over entire surface. Steady yellow flaming over 11" diam. circle. Back of panel charring.
20 — 0	1460	Exposure flame out. Continued flaming over 8" diam. circle.
21 — 16		Flaming of panel ceased.

Examination of test.

All material was essentially intact at end of test. Blister skin thickness varied from $1/8''$ in thickness at center to $1/16''$ thickness at edge of panel. The timber was severely charred over an area of an 11 inch dia. circle, the maximum depth of char being $5/16''$.

Reaction of Panel B during test.

Time Min.—Sec.	Flame Temp. F.	Remarks
4 — 0	795°	Small blisters over 5" diam.
6 — 0	1110	Intermittent yellow flaming.
8 — 0	1215	Steady yellow flaming over 18" diam.
10 — 0	1310	Steady yellow flaming over 20" diam.
14 — 0	1380	Blistering over 31" diam. all blisters small except large central blister. Steady yellow flaming over 24" diam.
20 — 0	1460	Exposure flame out. Continued flaming over 4" diam. and near knot.
22 — 12		All flaming and glowing ceased.

Examination after test.

All material was essentially intact and flaming and glowing ceased 2 minutes 12 seconds after exposure. Blister skin thickness varied from $1/8''$ in thickness in central to $1/16''$ thickness at edge. Timber severely charred to varying depths over area of 12 in. diam. circle. Maximum depth of char $5/16''$.

Reaction of Panel C during test.

Time Min.—Sec.	Flame Temp. F.	Remarks
2 — 0	400°	Small blisters over 2" diam.
8 — 0	1215	Yellow flaming over 6" diam. Large central blister 3" diam. $3/4''$ deep.
10 — 0	1295	Yellow intermittent flaming over 8" diam.
12 — 0	1340	Steady yellow flaming over 16" diam. Large blister 10" diam. 3" deep.
12 — 40		Large blister broken by laboratory to prevent damage to thermocouple.
16 — 0	1410	Steady yellow flaming over 29" diam.
20 — 0	1460	Exposure flame out Continued
21 — 28		Flaming ceased.

Examination after test.

All material, except under the central blister, which was broken by the Laboratory to prevent injury to thermocouple, was essentially intact. This showed that the blister affords protection. The area under the broken blister was equal to a circle 9 inches in diameter and the charred area extended to a total area of a 10 inch circle and the depth of char was $1/2''$.

Result of test on Panel 4: This test was run in accordance with Federal Specification SS-A-118 Section F-2C(1) which covers "incombustible or fire retardant material" except that no incombustible backing was used, but the test was discontinued at the half way point due to flaming of central board as the specifications mentioned above state that "no flame shall issue from the sample during or after flame application."

Recommendation

On the basis of the foregoing data the Committee on Test recommends that Flame-Seal Formula 12 as made by the Stallton Chemical Company of New York be approved under C26-191.0A for voluntary use as a flame retarding coating for use under Sub Article 7 of Article 9. C26-243.0, C26-241.0 and C26-244.0 Administrative Building Code.

MINUTES

Approval is also recommended for voluntary use as a flame proofing coating when used over partitions permitted in Class 1 and Class 2 Buildings under C26-667.0.5 and when used over wood as provided under C19-161.1 of the Administrative Code. When use of this material is proposed with fibre insulation board under Rule 1.6 of the Fibre Board Rules each manufacturer shall specifically apply.

The Committee further recommends that the material be used in accordance with the manufacturer's instructions and shall be applied by either brush or spray gun (asphaltum type gun) and that precautions shall be taken to obtain full coverage. It is also recommended that each container bear a label or tag incorporating these precautions in addition to wording reading as follows "Approved by the Board of Standards and Appeals for use in New York City under Cal. 50-49-SM. CAUTION: Do not use in work not protected from the elements."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

76-49-SA

APPLICANT—Norge Division, Borg-Warner Corporation, owner.

SUBJECT—Norge Automatic Washer, Model W-8407, approval of.

APPEARANCES—

For Applicant: Charles B. Mitchell and Michael J. Breen.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (76-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 25, 1949

Re: Cal. 76-49-SA

Subject: Norge Automatic Washer Model W-8407 approval of.

Norge Division, Borg Warner Corp. filed February 7, 1949 an application with the Board of Standards and Appeals for approval of the Norge Automatic Washer Model W-8407 under the provisions of C26-1277.0, Administrative Building Code, and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

The Norge Automatic Washing Machine is a completely self contained cylinder type washing machine that performs the following operations, automatically. One prewash operation, one regular washing operation, one spray rinse two deep rinses and water extraction. This washing machine is heavy duty type with a capacity load of 18 pounds, and operation is by means of a horizontal wash drum rotating both in wash and spin periods. The water consumption varies for an individual wash from 19½ to 44 gallons depending on the load and soiled condition of clothing. The operation is completely

automatic, the drum operating at 272 revolutions per minute during spin periods and 50 revolutions per minute during wash periods.

The water supply is introduced into the side of the drum near the top with a 1¼ inch air gap fixed by tubing being soldered to side brace. The water then enters through casting on the side of the drum with copper wire mesh, and two openings in the side of this casting approximately ¾ inch long by 1 inch in width. The purpose of both the mesh and the openings in the casting is to permit overflow of soap suds in the event of over soap dosage, so that soap suds do not reach the air gap located directly above. The feature offers additional atmospheric relief over and above the air gap division.

Inspection and Test

This washing machine was inspected and tested at the Vacuum Test Bench of the Dept. of Water Supply Gas and Electricity on March 24, 1949. Present at this test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test. Ormonde J. Burke Chief Bureau of Water Register and James S. McCormack, Chief Inspector Bureau of Water Register Dept. of Water Supply Gas and Electricity and C. B. Mitchell and M. Breen representing the applicant.

Several tests disclosed that with a dosage of four ounces of soap flakes (normal dosage) no overflow was experienced, but that with 6 ounces of soap suds overflow is created being relieved through the side openings in the water inlet to the drum as above described under normal soap dosage, two complete operations under full cycle of automatic washing were completed without any suds appearing in the side casting, and with overdosage of soap such suds were released through these openings without affecting the air gap.

These tests indicate that the Norge Automatic Washer Model W-8407 warrants approval under section C26-1277.0 of the Administrative Building Code provided that the lid of the soap filling opening at the top of the unit be distinctly marked with the following warning, Maximum Soap Dosage 4 ounces, CHECK WITH RED SUDS LEVEL LINE ON CLOTHES DOOR.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Norge Automatic Washer Model W-8407 under C26-19.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939, as amended September 10, 1946, effective October 7, 1946. And as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter 2½ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

MINUTES

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under 76-49-SA" and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

85-49-SA

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Yula Non-contaminating, Double Shell, Thermosyphon Fuel Oil Preheater, approval of.

APPEARANCES—

For Applicant: Ralph W. Yula and Henry L. Yula.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (85-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 26, 1949

Re: Cal. 85-49-SA

Subject: Yula Non-contaminating, double shell, Thermosyphon fuel oil pre-heater; approval of.

Yula Water Heaters, Inc., New York City, filed, February 9, 1949, an application with the Board of Standards and Appeals for approval of the Yula Non-contaminating, double shell, Thermosyphon fuel oil pre-heater under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose of Appliance

This equipment is designed to pre-heat heavy commercial grades (Bunker C) of fuel oil to a temperature at which the viscosity of the oil will be reduced to a point permitting efficient atomization.

Description and Operation

The oil pre-heater contains two separate heating units, the upper unit for heating the fuel oil and the lower for heating a body of water independent of the boiler water and the two units are connected by two lengths of pipe.

The unit operates as follows: Thermal circulation of the boiler water through the tubes in the bottom shell causes the boiler water to give up heat to the secondary water circulating outside the tubes. The heated secondary water rises through the vertical pipe near the boiler water inlet end of the lower heater, circulates outside the tubes in the upper shell and gives up its heat to the oil flowing inside the tubes. The cooled water from the upper unit flows downward through the vertical pipe located at the boiler water outlet end of the lower unit.

The circulation of the secondary water in the shell sides of the units is induced by the difference in density of the water in the opposite ends of the heater.

The shells, both the water heater and oil heater are C.S. Pipe A-53. The water heater diameter ranges from 6 inches to 10 inches and the oil heater diameter ranges from 5 inches to 8 inches depending on the requirements of the appliance.

The tubes, both in the water heater and oil heater are hard copper. The tubes, in the water heater are $\frac{7}{8}$ " O.D.-0.035" wall thickness, and in the oil heater are $\frac{5}{8}$ " O.D.-0.049" wall thickness and the number varies from 14 to 41 in the water heater and from 9U to 24U tubes in the oil heater.

The heads for both heaters are C.I. Class 20 and the tube sheets C.S. ASTM-A-7.

All design features conform to Dwg. TFOH-1, marked "Recd. April 21, 1949, which is a part of the record.

The design pressures are as follows:

Water heater — Tubes = 25 P.S.I. Shell = 15 P.S.I.
Oil heater — Tubes = 100 P.S.I. Shell = 15 P.S.I.

Inspection and Test

A pre-heater, in operation, was inspected March 24, 1949 at 433 West 34th St., New York City. Present at the test were Comm. E. W. Kleinert and J. A. Darts Engineering Division Committee on Test and Messrs. H. Yula and R. Yula. The equipment operated as designed. Hydrostatic tests were conducted at the plant of the applicant, 166 West 225th Street, New York City, April 20, 1949. The test was conducted in the presence of J. A. Darts, Engineering Division. The water heater designed for 15 P.S.I. on the shell side and 25 P.S.I. on the tube side was tested to 65 P.S.I. on both tubes and shell. The oil heater designed for 100 P.S.I. on the tubes and 15 P.S.I. on the shell was tested to 250 P.S.C. and 65 P.S.C. respectively.

Recommendation

On the basis of the inspection and tests, the Committee on Test recommends the approval of the Yula Non-contaminating double shell, Thermosyphon fuel oil pre-heater under the provisions of C26-191.0 of the Administrative Building Code for use under the Oil Burner Rules adopted pursuant to C19-57.0 of the Administrative Code and since the device meets the requirements of Section 7.2.2 of such rules, provided that the installation shall comply with the requirements of the Oil Burner Rules and that each device have cast into the head, in raised letters the designed pressures as described herein and further that each device bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 85-49-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

94-49-SA

APPLICANT—Ferro-Nil Corp., owner.

SUBJECT—Ferro-Nil Injector, approval of.

APPEARANCES—

For Applicant: J. Wolfe Chassen and R. M. Palmer.

ACTION OF BOARD—Appliance disapproved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (94-49-SA)

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

May 2, 1949.

Re: Cal. 94-49-SA.

Subject: Ferro-Nil Injector; approval of.

Ferro-Nil Corp., 381 Fourth Avenue, New York City, filed February 9, 1949 an application with the Board of Standards and Appeals for approval of the Ferro-Nil Injector (a proportionate feeding device for treating water with sodium silicate) under the provisions of C26-178.0.b Administrative Building Code and Section 170 of the Sanitary Code.

Purpose of Appliance

This device is for voluntary installation where it is desired to control pipe corrosion by use of chemicals which are mixed with the water supply. The chemicals used are limited to those permitted for water treatment under the provisions of Section 170 of the Sanitary Code. Tests of the appliance used to mix the chemicals with the water were designed to show the amount of solids present and the pH value in the water as treated and in the untreated water and also to show other materials present.

Description

The device comprises a chamber of black steel or cast iron connected to either the cold water building main or the feed main to the hot water system.

The chamber is connected to the water supply system by means of a half inch nipple. Directly above this nipple is a pressure valve, above this valve and connected to the chamber is an orifice nipple, size of orifice varies depending upon the amount of water to be treated. Above the orifice and extending into the tank is a $\frac{1}{4}$ " black steel stand pipe, this stand pipe varies in length depending upon the amount of water to be treated but in all cases the top of stand pipe clears the top of chamber by 1". This pipe is capped at the top and directly below the cap four $\frac{1}{8}$ " holes $\frac{5}{16}$ " O.C. are drilled in the periphery of the pipe. Directly above the chamber is a charging valve connected to chamber and to a funnel. On the bottom of the chamber is a discharge valve and drain line.

Operation of Injector

Close pressure valve directly below orifice nipple; open charging valve on top of chamber; open discharge valve at bottom of chamber when contents of injector have been drained out, flush the injector by opening the pressure valve for a short while allowing water to discharge through discharge valve and main line. Close both discharge and pressure valves and pour required amount of chemical through

the charging valve. When required amount of chemical is added close charging valve and open pressure valve.

Inspection and Test

The device was inspected and tested at the Meter Testing Station of the Department of Water Supply, Gas and Electricity at 438 East 24th Street, New York City, March 16, 1949 in the presence of Comm. E. W. Kleinert and J. A. Darts, Jr., Engineering Division Committee on Test. Messrs. R. M. Palmer and D. Johnson representing the applicant and an inter-departmental committee consisting of Messrs. O. J. Burke and B. Nessin, Department of Water Supply, Gas and Electricity and Messrs. J. Weinstein and A. N. Aeryns, Department of Health.

Test bench conditions were designed to represent water supply piping to a medium sized apartment house or a commercial structure involving the use of a 2-inch service pipe, and the applicant was required to connect his apparatus to this piping in the manner in which it would be connected under actual service conditions.

The discharge from this piping arrangement was through an elevated goose neck, full size, into an open tank on scales. The piping was equipped with a gate valve to regulate the flow on the discharge side of the location where the chemical treatment apparatus was connected. It was also equipped with a quick closing valve installed beyond this point to permit simulation of water hammer, as would be developed in a building by any quick closing valve.

The range of flow under which the apparatus was required to function for test purposes was from 10 g.p.m. to 100 g.p.m., with water hammer developed under the 100 g.p.m. rate to simulate consumption conditions.

The applicant was permitted to make adjustments to his unit and check samples, as would be the case on a service installation. Seven samples were obtained for analyses during the course of these tests, as enumerated below, one being for untreated water, one at 10 g.p.m. rate, one at 50 g.p.m. rate, two at 100 g.p.m. rate (one after water hammer). Another sample at 100 g.p.m. rate was obtained one minute after the chemical tank had been loaded with concentrated chemical solution—the purpose of this sample being to determine if, on loading the chemical tank, a heavy dosage of solution might be introduced into the water piping. The seventh sample (No. 4038) was obtained on the morning of March 17, and was for the purpose of determining over-night chemical diffusion, as might be experienced where no draft exists in many buildings during night time hours.

The analysis of the samples taken under the tests with the concentrated chemical solution being used are tabulated herewith:

Analytical results in the tabulation below are expressed as follows:

Turb = Turbidity as ppm SiO_2 ; Color = ppm Platinum-cobalt standard scale; Odor = cold odor, O = none; lv = very faint vegetable odor; Total solid = total solids in ppm, dried at 103°C .; Cl = Chloride in ppm.; Hard = Hardness, expressed in ppm. Calcium Carbonate equivalent; Alk = Alkalinity, expressed in ppm. Calcium Carbonate equivalent; pH determined with the glass electrode; SiO_2 = Silica in ppm. determined gravimetrically; P_2O_5 = Phosphates, expressed in ppm. P_2O_5 ; Fe = Iron in ppm. The symbol WH in the column "Test & Conditions" means test was conducted to include water hammer effects.

Sample Number	Test & Conditions	Turb	Color	Odor	Cl	Hard	Alk		pH	SiO_2 added	Fe
							MO	PHEN			
3942	1—Raw Water	3	8	0	4.2	44	23	—	7.1	0.	.10
3943	2—100 g.p.m. treated	3	8	0	4.2	45	27	—	7.3	3.	.10
3944	3— 50 g.p.m. treated	3	8	0	4.2	42	23	—	7.3	5.	.10
3945	4— 10 g.p.m. treated	3	8	0	4.2	42	33	5	8.7	20.	.10
3946	5—Water hammer 100 g.p.m. after 100 gal. flow	3	8	0	4.2	45	26	—	7.3	5.	.10
3947	6—100 g.p.m. put in Res.	3	7	2M	4.2	45	28	2	—	5.	.10
4038	7—Overnight Diff. 24 hrs.	3	11	0	4.0	36	97	59	9.8	80.	.10

MINUTES

These tests definitely show a material increase in parts per million of total solids, alkalinity and silica in the overnight diffusion test, materially exceeding the permissible excess of fifty parts per million, as provided in Section 170 of the Sanitary Code. The flow tests show a clear indication that as the rate of flow is decreased the chemical solution dosage proportionately increases, with indications that on flows less than ten gallons per minute the chemical solution would probably exceed the permissible fifty parts per million.

Previous to the test as described above a test was conducted in which the chemical solution introduced into the chemical treatment tank was diluted to a 10% strength. This was done by Mr. Palmer, representing the applicant, on the assumption that only 1000 gallons of water was to be treated. The 1000 gallons of water, by actual measurement (weighing) was run off and analysis taken to determine if any chemical remained in the tank. Tests showed that some chemical remained in the tank and did not get out and treat the water as it should have done.

The results of the two tests, outlined above, prove that the treatment is too low at fast flow and too high at slow flow or no flow and that the device adds chemical as a function of time and not as a fixed and unvarying ratio to the volume of water passed which it should do.

Recommendation

On the basis of the inspection and test and the opinion of the inter-departmental committee, as mentioned above, the Committee on Test is of the opinion that the Ferro-Nil Injector as manufactured by the Ferro-Nil Corporation does not meet the requirements of Section 170 of the Sanitary Code and therefore the Committee recommends that the Ferro-Nil Injector be disapproved.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this appliance in accordance with the above report.

150-49-SM

APPLICANT—The Gilman Brothers Company, owner.

SUBJECT—Cellulite Flameproof Cotton Insulation, approval of.

APPEARANCES—

For Applicant: Edward Broadbent.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (150-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 20, 1949

Re: Cal. 150-49-SM

Subject: Cellulite Flameproof Cotton Insulation; approval of.

The Gilman Brothers Company of Gilman, Connecticut filed February 16, 1949 an application with the Board of Standards and Appeals for approval of the material known as Cellulite Flameproof Cotton Insulation for use as an insulating material under the provisions of C26-178.0.b for approval in accordance with the Board's authority under C26-191.0.a of the Administrative Building Code.

Purpose

This material is for interior thermal insulation of partitions, walls, roofs and ceilings of buildings.

Description

Cellulite Flameproof Cotton Insulation consists of minute cotton fibers garnetted into a compact homogeneous resilient mass which is attached to a paper backing.

Cellulite is manufactured in four types:

Type II: 12 inches; 16 inches or 24 inches wide and in thickness of $\frac{3}{4}$ inch, 1 inch, $1\frac{1}{2}$ inch, 2 inch, $2\frac{1}{2}$ inch, 3 inch, $3\frac{5}{8}$ inch and 4 inch. This type is backed with asphalt backed paper on one side only.

Type ESS: This type is of the same size and thickness as Type II. The cotton blanket is encased in one membrane one side coated with a reflective material, the other side being a moisture barrier paper.

Type ESS-A is similar to Type ESS except that it is covered with aluminum foil .0005 inches thick.

Type E: This type is similar to Type II except the blanket is completely covered, one side moisture barrier paper. The other side, kraft backing paper.

The manufacturing process consists of ginning the cotton to remove the seed, dirt and trash. It is then impregnated with a flame proofing compound to meet the requirements of Federal Specification, H H-I-528 (The flame proofing is controlled by taking a test sample out of every 8000 ft. of production run). After the flame proofing bath the cotton is dried and garnetted. As the blanket comes off the garnetting machine it is cut to width and attached to the paper using asphalt as an adhesive. The backing paper is certified by the Manufacturer (Union Bag and Paper) as to compliance with Federal Specification H H-I-528.

Cellulite is made under Government supervision to the U. S. Department of Agriculture specification.

The Heat Conductivity or "K" value is .24.

The heat conductivity is expressed in BTU per hour per square foot of material per degree F of temperature difference between opposite surfaces for a 1 inch thickness.

Inspection

The plant of the applicant at Gilman, Connecticut was inspected by the Committee on Test, May 13, 1949 and the manufacture of the material was found to comply with the specification as mentioned above.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of Cellulite Flameproof Cotton Insulation as manufactured by the Gilman Brothers Company as insulating material under the requirements of Section C26-178.0.b for use as a thermal insulating material in the ceilings and partitions not required to have a fire resistive rating in Class 3 construction and as a thermal insulating material in Class 4 construction. When used in partitions in Class 3 construction, this insulation shall be installed not more than 2 stories ahead of scratch coat of plaster. The material shall be manufactured as herein set forth and the cotton insulation shall meet the flame proofing and other requirements as set forth in Federal Specifications H H-I-528 and that each package of "Cellulite" shall carry the seal of inspection by the Department of Agriculture and that where inspection is no longer available the applicant shall be required to furnish parallel inspection as outlined in Federal Specification H H-I-528.

It is further recommended that each container in which this material is marketed shall be marked, stamped, labeled or tagged "Approved by the Board of Standards and Appeals for use in New York City under Cal. 150-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—USP Partition Panel—1 inch and 1¾ inches thick with Kaylo Core, approval of.

APPEARANCES—

For Applicant: Vernon F. Sears and James A. Fitzpatrick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (175-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 6, 1949

Cal. 175-49-SM

Subject: *USP Partition Panel*—1 inch and 1¾ inches thick with Kaylo Core.

The United States Plywood Corporation filed March 11, 1949, an application with the Board of Standards and Appeals for approval of the USP Partition Panel 1 inch and 1¾ inches thick with Kaylo core, under the provisions of C26-88.0, C26-667.5, C26-667.7a, C26-667.8 and C26-178.0(b), Administrative Building Code.

Purpose

The purpose of these materials is for use as an incombustible, movable, non-load bearing panel of a sub-dividing partition in Class 1 and 2 structures and for a finish on walls or fireproof partitions.

Description

The 1¾ inch thick panel is constructed of 1/28 inch thick hardwood veneer faces with 1/16 inch thick cross bands on a Kaylo composition core. These panels are installed set in 1¾ inch 18 ga. metal channels fastened securely on floor, ceilings and vertical position ends 16" o.c. and when not of ceiling height are supported on metal or fireproof wood sections with braces to ceiling not more than 12 feet on centers when walls are unsupported of that length.

The 1 inch panel has face veneers 1/28 inch thick and 1/28 inch crossbands on a Kaylo composition core. The Kaylo composition consists of a combination of Hydrous Calcium Silicate with short asbestos fiber reinforcing. The Kaylo has a nominal density of 20 lbs. On an oven dry basis it weighs from 19½ to 22 lbs. per cubic foot. Kaylo has a compression strength of approximately 500 lbs. per sq. in. and a flexural strength of approximately 175 lbs. per sq. inch. The tensile strength is approximately 75 lbs. per sq. inch.

The entire faces of the core are coated with an adhesive before lamination of crossbands and faces. The crossbands and faces are bonded to the core by the hot plate process with waterproof tego sheet resinous phenolic glue. The 1¾ inch thick panels are constructed in sizes from 18 inches by 34 inches to 34 inches by 10 inches. The Kaylo core is T & G'd at any section. The 1 inch thick panels are constructed in sizes of 18 inches by 34 inches to 48 inches by 144 inches.

Inspection and Test

A door of similar construction to the 1¾ inch thick panels was tested at the Underwriters Laboratories, Inc. at Chicago, Cal. 620-47-SM and was approved as an opening protection assembly in fireproof partitions required to have a fire resistive rating of ¾ hour and as a fireproof door having a fire resistive rating of 1 hour in multiple dwellings. Sections of the panel were also tested at the Underwriters Laboratories, Chicago, October 14, 1947, with the following result:

Flame spread 0.0. Smoke produced 0.0. Full combustion negligible.

Flame tests were made on panels of this material at the plant of the applicant at Beechwood avenue and Second street, New Rochelle, New York. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, and James Fitzpatrick and Vernon Sears representing the applicant.

The panel was 4 ft. by 5 ft. in a channel iron frame. The temperature of 1200° F was reached in 56 seconds. The flame was maintained against panel for 46 minutes with a spread of approximately 3 inches each side of center. The depth of char was 1/16 inch.

A second test using a blow torch to obtain a temperature of 2200° F and maintained for 45 minutes gave a depth of char of 3/32 and a spread of char about 8 inches from center. The temperature on unexposed face at 5 minutes was 139° F. Five tests were made in all with practically identical results.

An impact test was made on a 10 ft. by 10 ft. 1¾ inch thick partition in a 1¾ inch channel iron frame of 18 ga. stock at the plant of the applicant in the presence of the same committee and the same representatives of the applicant on June 3, 1949. The partition was made of 3 panels 34 inches wide and 1 panel 18 inches wide interlocked together, by a T & G of the core material. There was no damage to partition and no permanent set, the deflections being ¼ inch, 7/16 inch, ¾ inch, 1½ inches and 1¾ inches. The load used for the impact was 60 lbs. of sand in a bag suspended from the 10 foot height and hanging down a distance of 5 feet. The load was released at the 6, 7, 8, 9 and 10 foot elevations.

Recommendation

On the basis of these tests and the data filed by the applicant the Committee on Test recommends that the Board approve USP 1 inch and 1¾ inch thick partition panels with Kaylo composition core for use in New York City under Sec. C26-88.0 as an incombustible sub-dividing partition in Class 1 & 2 structures pursuant to Sec. C26-667.0(5) of the Administrative Building Code when installed as described in this report and that the Board approve the USP 1 inch thick partition panel for use in New York City as a wall surfacing material under Sec. C26-721.0(b) when pasted or cemented directly to the surface of fireproof partitions or walls; as interior trim under Sec. C26-667.0(3); as free standing veneers under Sec. C26-667.0(7)(a) and for use in Special Spaces under Sec. C26-667.0(8) of the Administrative Building Code.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

375-49-SM

APPLICANT—Cardinal Engine & Boiler Works, Inc., owner.

SUBJECT—Cardinal 550 Gallon Gasoline Tanks, approval of.

APPEARANCES—

For Applicant: Joseph J. Cardinal, Jr.

ACTION OF BOARD Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (375-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 31, 1949

Re: Cal. 375-49-SM

Subject: Cardinal 550 Gallon Gasoline Tanks, approval of

Cardinal Engine and Boiler Works, Incorporated, Brooklyn, New York, filed, May 10, 1949 an application with the Board of Standards and Appeals for approval of the Cardinal 550 Gallon Gasoline Tank under the provisions of C26-178.0. Administrative Building Code and C19-51.0 and C19-59.0 Administrative Code.

Purpose

These tanks are designed for the storage of gasoline.

Description

These tanks are cylindrical steel tanks made up of three component parts; one steel shell sheet and two flanged and dished heads. The steel is made by the open hearth process and is known as tank steel. The heads are $\frac{1}{4}$ " thick, 42" in diameter after flanging with a 2" flange and is dished to a radius of 42 inches.

The sheets are $\frac{1}{4}$ " thick 86" x 134". Heads shell and four welding bosses, one $3\frac{1}{2}$ " and the other three 2" are fitted and welded by the electric arc method using full fillet welds. A steel lifting pad is welded on center of shell plate between bosses for lifting purposes.

Inspection and Test

A sample of this tank was inspected and tested by the Committee on Test at the plant of the applicant. Present at the test were Comm. E. W. Kleinert, Comm. C. M. Blum and Chief Engr. L. V. Huber of the Committee on Test and Messrs. J. J. Cardinal, Jr., and J. J. Callahan representing the applicant. The tank was subjected to a hydrostatic test of 125 p.s.i. and successfully met the requirements of C19-59.0.

Recommendation

On the basis of the inspection and test the Committee on Test recommends that the Cardinal Engine Boiler Works, Incorporated, 550 Gallon Gasoline Tank be approved for use in gasoline installation in New York City when constructed in accordance in this report and when installed in conformity with C19-51 and C19-59.0 on condition that each tank bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 375-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

376-49-SM

APPLICANT—Cardinal Engine & Boiler Works, Inc., owner.

SUBJECT—Cardinal, 275 Gallon Basement Obround Fuel Oil Tanks, approval of.

APPEARANCES—

For Applicant: Joseph J. Cardinal, Jr.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (376-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 31, 1949

Re: Cal. 376-49-SM

Subject: Cardinal, 275 Gallon Basement Obround Fuel Oil Tanks, approval of.

Cardinal Engine and Boiler Works, Incorporated, Brooklyn, New York, filed May 10, 1949 an application with the Board of Standards and Appeals for approval of the Cardinal 275 Gallon Basement obround fuel oil tanks under the provision of the Oil Burner Rules of the Board of Standard and Appeals.

Purpose

The fuel oil tanks are designed for the domestic storage of fuel oil.

Description

These tanks are constructed of No. 10 Gauge steel, both heads and shells. The heads are 26" x 42" flanged and dished and the shell is made from one hot rolled sheet 115 $\frac{1}{2}$ " x 63" formed to fit the heads. There are four pressed steel welding bosses tapped to 2" tapered pipe thread welded to the top, and along the center line, of the tank. One welding boss tapped to $\frac{1}{2}$ " tapered pipe thread for a drain and four pressed steel lugs for 1 $\frac{1}{4}$ " pipe legs. The shell, heads, bosses and lugs are assembled and are welded together to form the tank.

Inspection and Test

A sample of this tank was inspected and tested by the Committee on Test at the plant of the applicant. Present at the test were Comm. E. W. Kleinert, Comm. C. M. Blum and Chief Engineer L. V. Huber of the Committee on Test and Messrs. J. J. Cardinal, Jr. and J. J. Callahan representing the applicant. The tank was subjected to a hydrostatic test of 100 p.s.i. and successfully met the requirements of the Oil Burner Rules. Details of construction, workmanship and protection of steel were found to comply with the Rules.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the Cardinal Engine Boiler Works, Incorporated 275 Gallon Obround Fuel Oil Tank be approved for use in fuel oil installations in New York City when constructed in conformity with this report and the Oil Burner Rules of the Board. It is further recommended that all welding conform to the Fusion Welding and Gas Cutting Rules of the Board and further that each tank bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 376-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 28, 1949, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

577-47-A—Vol. II

APPLICANT—Fred L. Liebmann, for C. Filiberto, owner.

SUBJECT—Application reopened April 26, 1949—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—527 Hudson street, west side, 100.5 ft. north of West 10th street (1st floor); (Block 631, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred L. Liebmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (577-47-A-Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 527 Hudson street, west side, 100.5 ft. north of West 10th street (1st floor); (Block 631, Lot 42), Borough of Manhattan was granted by the Board July 1, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution to consider a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened April 26, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated March 24, 1949 acting on amendment to Alt. Applic. 2366-47 reads:

"Reconsideration denied for use of one source sprinkler system contrary to Res. 577-47-A."

and

WHEREAS, the amendment upon which this decision was based was filed March 23, 1949 and states that new specification sheet was filed to show changes of location of door at foot of stair, 1st floor; and that present sprinkler system has one source of supply (street main) instead of two source as erroneously stated by applicant to the Board under Cal. 577-47-A; and

WHEREAS, the applicant now states that the building is equipped with a one source sprinkler system throughout; and

WHEREAS, the applicant now contends that the space wherein it is proposed to store two trucks will be entirely enclosed with fire-retarding material; that the space and the entire building is equipped with a one source sprinkler system from street main and with a water flow alarm located on the 1st floor; that it will be necessary to occasionally store motor vehicles overnight due to union conditions that prevent the loading and unloading of trucks after regular working hours; that the entire building is owned and will be occupied by the owner and the building is closed and unoccupied after working hours at which time the trucks will be stored overnight.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1947 so that as amended the resolution shall read:

"... that the decision of the borough superintendent acting on B.N. Applic. 1449-47, and amendment to Applic. 2366-47, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted

on condition that the building shall not be increased in height or area; that the space proposed for the storage of two motor vehicles at the front on the 1st floor shall be maintained as proposed; that a roller curtain shall be so arranged so as to close automatically in the event of fire; that such curtain shall be closed every night after working hours; that in addition there shall be a stair from the 1st floor to the 2nd floor to provide a means of exit from the 2nd floor by means of stairway to the 1st floor leading to the street as shown on plans marked "received March 30, 1949" two sheets; that such stairway shall have a one hour enclosure; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that a one source sprinkler system with water flow alarm shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner."

1014-48-A—Vol. II

APPLICANT—Morris Rothstein and Son, for R. H. Macy Co., Inc., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89-39 to 89-49 164th street, east side and 89-38 to 89-50 165th street west side, 385.26 ft. south of 89th avenue (cellar); (Block 9794, Lot 36), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arnold Rothstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1014-48-A-Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 89-38 to 89-50 165th street, west side, 385.26 ft. south of 89th avenue, running through to 89-39 to 89-49 164th street, east side, 385.26 ft. south of 89th avenue (Block 9794, Lot 36), Jamaica, Borough of Queens was granted by the Board January 11, 1949, on certain conditions; and

WHEREAS, the applicant requested reopening and consideration of this appeal to permit consideration of a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened subject to usual procedure April 12, 1949; and

WHEREAS, the decision of the borough superintendent dated March 8, 1949 acting on amendment to N. B. Applic. 4096-48 reads:

"1. Sufficient stairways to accommodate the number of persons as per sections 6.1.2.3 (d) Building Code, not provided.

2. Sprinkler system required as per resolution of the Board."

and

WHEREAS, the applicant now states that the building will be used and occupied as follows: sub-cellar—boiler room; cellar—sales space and storage—304 persons; 1st floor—retail stores—750 persons; that the building will be provided with six 3 ft. 8 in. wide fireproof stairs, three hour enclosed, equipped with one hour fireproof self-closing doors, leading direct to street, one of which stairs will lead to roof; and

WHEREAS, the applicant now states that it is proposed to use the cellar under the store to be leased to Wallach's for selling purposes in connection with their store on the 1st floor; that it is proposed to provide two fireproof stairs 5 ft. 6 in. wide, three hour enclosed, equipped with fireproof self-closing doors, leading from this center cellar section

MINUTES

to the street and one open stairway from cellar to 1st floor; that it is also proposed to limit the occupancy of this portion of the cellar to the capacity of the two stairways which will lead direct to street and to post signs to that effect; that it is also proposed to omit the sprinkler system as such system is not required by the building code; that it was originally provided for the purpose of reducing insurance rates, but it is now found to be objectionable to the tenants.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 4096-48, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 1 *on condition* that the requirements of the resolution adopted by the Board on January 11, 1949, shall be complied with and in addition additional exits shall be provided from the central cellar sales space as proposed and as shown on plans filed with this appeal marked "Received April 5, 1949," 3 sheets; and *denied* as to Objection 2.

149-49-A

APPLICANT—Paul Friedman, for Lena Niditch, owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2955-2959 (2955 displayed)
West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (149-49-A)

WHEREAS, Paul Friedman for Lena Niditch, owner, filed March 1, 1949 an appeal from an order and decision of the fire commissioner, affecting premises 2955-2959 West 29th street, east side, 9 ft. 10¼ in. north of Railroad avenue and 440 ft. south of Mermaid avenue (Block 7052, Lot 74), Borough of Brooklyn; and

WHEREAS, Order 18914F issued by the fire commissioner February 5, 1947 and referred to in a decision of the fire commissioner dated February 25, 1949 reads:

"1. Install an approved wet automatic sprinkler system throughout building, having at least one source of water supply arranged and equipped as per Articles 16, Chapter 26 of the Administrative Code. Sec. C19-161.0 Admin. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 35 ft. in height, 30 ft. by 96 ft. in area at 1st floor, 30 ft. by 78 ft. 6 in. in area at typical floor, of class 3 and class 4 construction, erected in 1914, on a lot 60 ft. by 100 ft. irregular in area, in a residence use C area class 1 height district, and used and occupied since 1914 as follows: cellar—boiler room; 1st floor—17 rooms; superintendent's apartment, reception room, 8 furnished rooms and community kitchen; 2nd floor—14 rooms; 13 furnished rooms and one storage room; 3rd floor—14 rooms; 13 furnished rooms and one storage room; that the building is equipped with a one source sprinkler system in the halls; that there is one 3 ft. 4 in. wide frame stairs, unenclosed, leading direct to street, provided with a ladder and scuttle to roof, and one fire escape on the rear extending to roof by gooseneck ladder and to yard by sliding drop ladder with egress to street through open passage (easement) to Railroad avenue; and

WHEREAS, the applicant has filed a communication dated September 3, 1948 from the borough superintendent stating that the building is recorded as a heretofore converted class B multiple dwelling against which there are no violations pending; and

WHEREAS, the applicant states that the building was

erected under N.B. permit 380-14 for use as a boarding house and the present use was commenced in 1914 under N.B. Permit 380-14; that on March 27, 1939 the building was classified as a heretofore converted class B multiple dwelling based on C.O. 78205-36; that the sprinkler in the stairhalls was installed under Applic. 338-41 to comply with violations; and

WHEREAS, the applicant contends that the building is a 3 story frame building with one story concrete block extension with boiler room located in the cellar, the main building of class 4 construction was erected prior to 1929 and the one story and cellar concrete block extension was erected in 1931 under Alt. 13246-31 for which C.O. 78205-36 was issued May 11, 1936 which is still in full force and effect; that there is an approved one source sprinkler system in the halls and over and under the stairs; that it is proposed to extend the sprinkler system into the storage rooms on the 2nd and 3rd floors by installing one head in each room; that it is proposed to separate the one story and cellar concrete block extension used for community kitchen, laundry and bath on the 1st floor and boiler room in the cellar, from the main building by a ¾ hour opening protective assembly so as to safeguard the main building; that the roof of the one story extension is fire-retarded with metal lath and plaster and the corridor of the superintendent's apartment is similarly fire-retarded; and

WHEREAS, the applicant contends that the building is used as a boarding house in accordance with C.O. 78205 which certifies that the building conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals applicable to a building of its class and kind at the time the permit was issued, and certifies further that any provisions of law relating to standpipe and sprinkler equipment have been complied with as certified by a report of the fire commissioner to the commissioner of buildings; that section 491(b) of the Charter provides that the commissioner shall not vary from or take any proceeding or issue any order contrary to the multiple dwelling law, the building code or any other provision of law or any rule or decision of the board of standards and appeals; that the order which is the subject of this appeal violates section 646(g) of the Charter which provides that every C.O. shall be binding and conclusive upon all agencies and officers of the city and that no order, direction or requirement at variance therewith shall be issued by any agency or officer of the city; that the proposed extension of the sprinkler system into the storage rooms and separation of the one story and cellar concrete block extension from the main building will further safeguard the main building; that it is therefore requested that the decision of the fire commissioner be modified on condition that the owner provide the safeguards proposed; and

WHEREAS, the applicant states that there is a fire alarm system in the building which will be so arranged that it can be actuated without operation of the sprinkler system; that all openings from rooms to public halls are by means of self-closing wood doors; that a self-closing wood door separates the public hall from the private hall on the first floor; and

WHEREAS, the premises were inspected by a committee of the Board; and

WHEREAS, the order was placed because the Fire Department deemed that the building was a hotel, without checking with the Housing Division as to the correct classification; and

WHEREAS, the applicant states that the number of furnished rooms are as given on the certificate of Occupancy, No. 123849, issued June 27, 1949, instead of as stated in the application; that said certificate classifies the building as a heretofore converted Class B multiple dwelling furnished room house and certificate of occupancy is stamped as required by the Board, as a certificate of compliance under Section 301 of the Multiple Dwelling Law.

Resolved, that the order of the fire commissioner acting on Order 18914F, Objection 1, be and it hereby is *modified*

MINUTES

and that the appeal be and it hereby is *granted on condition* that the building shall comply with the requirements of all laws, rules and regulations applicable thereto in accordance with the certificate of occupancy issued on June 27, 1949. No. 123849, classifying the building as a heretofore converted Class B Multiple Dwelling furnished room house and that the additional work as herein proposed shall be carried out in all respects to the satisfaction of the borough superintendent.

218-49-A

APPLICANT—Meyer Tanenbaum, for Sadie Lieberman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (2nd floor); (Block 5088, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Meyer Tanenbaum.

For Opposition: J. I. Weissman, S. Cherin and H. Anenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (218-49-A)

WHEREAS, Meyer Tanenbaum, for Sadie Lieberman, owner, filed March 15, 1949, an appeal from a decision of the borough superintendent, affecting premises 198 Linden boulevard, south side, 281 ft. 3 in. east of Rogers avenue (Block 5088, Lot 20), 2nd floor, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1949, as to Alt. Applic. 4219/47, reads:

"1. Stair enclosure not of fireproof construction is contrary to Sect. 6.4.1.8.1 of Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories, 20 ft. in height, 18 ft. 4 in. by 100 ft. in area, Class 3 construction, located on a lot 26 ft. by 140 ft. in area, in a residence use, C area, Class 1 height district, erected in 1937, used and occupied since as follows: Basement, ordinary; 1st floor—Doctor's office, surgery, ward, 30 persons; 2nd floor—doctor's residence; proposed to be used and occupied as a nursing home, as follows: Basement—heating, mortuary, kitchen, 2 persons; 1st floor, office and bedrooms, 24 persons; 2nd floor—bedrooms, 20 persons; that the building will be provided with one interior stairs 3 ft. 2 in. wide of hardwood construction, enclosed partly in brick and partly in stud partitions, equipped with fireproof self-closing doors, leading to roof bulkhead and to side yard; that it is also proposed to install a fire escape on the north wall rear extending to roof by stair and to yard by stair with egress through yard to street; that doors on the course of the fire escape will be fireproof self-closing; and

WHEREAS, C.O. 82873 issued June 22, 1937 upon completion of work under Permit 13963-36 permits the use of the building as follows: cellar—laundry and boiler room; 1st floor—doctor's quarters—one car private garage; 2nd floor—1 family; and

WHEREAS, the applicant states that it is proposed to convert the two story doctor's office and residence to a nursing home; that the building is of class 3 construction, interior partitions are stud and plaster; that the existing basement is used for heating, storage and laundry; that this will be altered to retain the existing heating plant which will be masonry enclosed and the balance of the space used as a mortuary and part time kitchen; that on the 1st floor the existing doctor's waiting room, consultation room, surgery and ward will be converted to an office and bedrooms to accommodate not over 20 patients and 4 persons on the staff; that on the 2nd floor the existing doctor's residence

will be altered to 9 bedrooms accommodating not over 18 patients and two members of the staff; that the gross floor area of each floor is 1990 sq. ft.; that exits consist of main entrance at front of 1st floor, side exits to street at 1st, 2nd and roof levels; that the side stair also exits to side yard with access to street; that it is proposed to install a steel stair on the outside of the building providing a secondary egress from 2nd floor to yard; that all doors to stair will be $\frac{3}{4}$ hour opening protective assemblies; that at the roof level the side stair is enclosed to bulkhead consisting of studs covered with sheet iron on the outside and metal lath and plaster on the inside and from the roof down the stair is enclosed on north wall by 12 in. masonry, on the west wall by 8 in. masonry, the remaining walls are plaster on wood studs; and

WHEREAS, the applicant contends that the building has been used as a surgery and residence since 1937; that the existing stair is already fireproof enclosed on two sides; that a second exit on the outside from the 2nd floor will be installed; that the cost of replacing the existing stair would be prohibitive; that the building is limited in area; that there is a definite need for a nursing home in this area; that the owner lost his skill in the Navy Medical Corps as a specialist and is now unable to practice as an ear, nose and throat surgeon; that it is for this reason that he would like to convert the property to a nursing home; and

WHEREAS, notice of this hearing was sent by the applicant to adjoining affected property owners by regular mail as directed by the Board; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that if the building is to be occupied as proposed the exits should comply with the Code requirements.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4219-47, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

488-37-A

APPLICANT—Carbon and Carbide Chemicals Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution (additional trade name—"Hi-" anti-freeze), re Appeal from a decision of the fire commissioner re Transportation, storage and sale of inflammable mixtures in non-refillable cans in New York City.

APPEARANCES—

For Applicant: H. C. Stelling.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (488-37-A)

WHEREAS, this appeal from a decision of the fire commissioner, relative to the manufacture, storage, sale and transportation of Anti-Freezes (inflammable mixtures), in non-refillable cans within the City of New York granted by the Board October 19, 1937, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended May 10, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1937, as amended through May 10, 1949, by adding thereto:

"... that this product may also be marketed by the Bellmead Development Corporation, General Products Division, under the trade name "HI-Q" Anti-Freeze, on condition that in all other respects the requirements of the resolutions as adopted October 19, 1937, as amended through May 10, 1949 shall be complied with."

MINUTES

588-37-A

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution (additional trade names) re Appeal from a decision of the fire commissioner relating to the storage, sale and transportation of antifreeze in one quart and one gallon sealed cans which are not in conformity with the administrative Code.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (588-37-A)

WHEREAS, this appeal from a decision of the fire commissioner, relating to the sale and storage of "Ford" anti-freeze and "Tri-Rad" anti-freeze in one-quart and one-gallon sealed cans which are not in compliance with section 131-3 of the Code of Ordinance, was granted by the Board on January 4, 1938, on certain conditions; and

WHEREAS, the resolution was amended on April 13, 1948 and July 13, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1938, as *amended* through July 13, 1948, by adding thereto:

"... that these products may also be marketed in one gallon and one quart cans as herein before permitted, bearing the name of the manufacturer or agent with the respective brands or name as follows:

by the Hudson Motor Company as Hudson Protective Anti-Freeze;

by the Kaiser-Frazer Sales Corporation as Kaiser-Frazer Anti-freeze and;

by the Firestone Tire and Rubber Company as Firestone Super Anti-Freeze;

on condition that the requirements of the resolution as adopted by the Board on January 4, 1938, as *amended* through July 13, 1948, shall be complied with."

888-48-A

APPLICANT—Antil Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan.

APPEARANCES—

For Applicant: W. L. Messing.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn by applicant. The applicant stated that the work has been entirely completed and that he is about to obtain a certificate of occupancy and desires to withdraw this appeal as it bars obtaining a certificate of occupancy and submit it to the fire department with a request for rescindment of Order 48154-LF.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1024-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to—July 12, 1949 at 2 P. M. for applicant to submit to the Board a proposal for the Board to consider for acceptance to meet the requirements of the order appealed from in place of what the order actually calls for.

1034-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier 3, Beard's Erie Basin, foot of Columbia street, (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to—July 12, 1949 at 2 P. M. for applicant to submit to the Board a proposal for the Board to consider for acceptance to meet the requirements of the order appealed from in place of what the order actually calls for.

973-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Mary A. Kaminski.

LESSEE: Patricia Sullivan.

SUBJECT—Revocation of Certificate of Occupancy No. 113314-45, re Alt. 1912-06.

PREMISES AFFECTED—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant Morris Hannes.

For Owner. Louis L. Berko.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 2 P. M. for architect and contractor to be present at hearing.

411-49-A

APPLICANT—Frederick C. Genz, for Carnegie Corporation of New York, owner (Community Service Society of New York, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2 East 91st street and east side of 5th avenue, from East 90th to East 91st streets (1-3rd floors, inclusive); (Block 1502, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz, Edgar I. Williams and Kenneth B. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1949 at 2 P. M. for inspection and decision without further argument.

MINUTES

ZONING APPLICATIONS.

429-37-BZ—Vol. III

APPLICANT—Riegelman, Strasser, Schwartz and Spiegelberg, for Morris Roth, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the alteration and conversion of occupancy of a frame building to a stable for more than five horses.

PREMISES AFFECTED—47-11 108th street, northeast corner of 48th avenue (Block 2003, Lots 84 and 87), Corona, Borough of Queens.

APPEARANCES—

For Applicant: John F. Finn, Jr. and Morris Roth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (429-37-BZ—Vol. III)

WHEREAS, this application, under section 21 of the zoning resolution, to permit partly in a business use district and partly in a residence use district the erection and maintenance of a gasoline service station affecting premises 47-11 108th street and 108-09 48th avenue, northeast corner (Block 2003, Lot 84), Corona, Borough of Queens, was granted by the Board April 5, 1938, on certain conditions; and

WHEREAS, upon court review the Board's decision was sustained by the Supreme Court, Special Term, reversed by the Appellate Division, whose decision was confirmed by the Court of Appeals; reversing the Board; and

WHEREAS, an application under section 7f of the zoning resolution, to permit the erection and maintenance of a gasoline service station for a stated term of years was denied by the Board March 25, 1941 and was subject to court review and discontinued by stipulation; and

WHEREAS, the application to permit under section 7e of the zoning resolution, the alteration and conversion of occupancy of a building to a stable for more than five horses, affecting premises northeast corner of 108th street and 48th avenue (Block 2003, Lots 87 and 84), Corona, Borough of Queens, was granted by the Board April 6, 1943, on certain conditions; and

WHEREAS, the term of the variance was extended on April 24, 1945 and June 17, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1943, as *amended* through June 17, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"Granted under Section 7e for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended* the conditions of the resolution of April 6, 1943, as *amended* through June 17, 1947 shall be complied with and that a certificate of occupancy shall be obtained (Alt. 1576-42)."

92-41-BZ

APPLICANT—Henry Nordheim, for Nathan Straus, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously

granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3375-3399 Boston road, 3425 Wilson avenue, northwest corner, 1195 East 213th street and 1198 East 214th street (Block 4708, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (92-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 3375-3399 Boston road, 3425 Wilson avenue, northwest corner, 1195 East 213th street and 1198 East 214th street (Block 4708, Lot 1), Borough of The Bronx, was granted by the Board June 10, 1941, on certain conditions; and

WHEREAS, the resolution was amended June 2, 1942; and

WHEREAS, the term of variance was extended June 8, 1943, June 5, 1945 and June 10, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1941, as *amended* through June 10, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein *amended* the conditions of the resolution of June 10, 1941, as *amended* through June 10, 1947, shall be complied with, and permitting the use in connection with the adjoining lot extension of term of variance which was granted this day under Cal. No. 166-48-BZ; that a certificate of occupancy shall be obtained."

95-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Apex Garage and Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the buildings as extended, being in excess of the area permitted by the zoning resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (95-45-BZ—Vol. I)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the alteration and extension of an existing garage for more than five motor vehicles and a gasoline service station, the building as extended, occupying in excess of the area permitted by the zoning resolution, affecting premises 87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens, was granted by the Board June 20, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 26, 1946, June 3, 1947 and June 15, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 20, 1945, as *amended* by resolutions adopted through June 15, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained, that all work shall be completed within one (1) year from the date of this *amended* resolution (Alt. 74-45)."

714-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Siegel, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—701-709 Chester street, east side, 100 ft. south of Linden boulevard (Block 3643, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (714-46-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for the storage of more than five (5) motor vehicles, affecting premises 701 to 709 Chester street, east side, 100 ft. south of Linden boulevard (Block 3643, Lot 23), Borough of Brooklyn, was granted by the Board May 13, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended May 25, 1948 and May 24, 1949; and

WHEREAS, the application requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 13, 1947, to permit two openings to the adjoining building to the south on Chester street, as proposed and as indicated on plans marked "Received June 17, 1949" (1 sheet), *on condition* that in all other respects the resolution adopted by the Board on May 13, 1947, as *amended* by resolutions adopted through May 24, 1949, shall be complied with, as well as the resolution amended this day under Cal. 853-48-BZ as to the adjoining building on the south; that the occupancy of this building shall be continued for garage use as proposed in

connection with the adjoining laundry and that the laundry work may be taken from the building to the south into this garage to permit indoor loading of delivery motor vehicles through the protected door openings as proposed and shown (N.B. 1431-46)."

412-47-BZ

APPLICANT—Frederick E. M. Ballon, for Sixth Avenue Garage Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under Section 7f of the zoning resolution, permitting in a retail use district, for a term of years, the erection and maintenance of a building to be occupied as a storage garage for more than five motor vehicles, except in spaces indicated for stores as proposed and indicated on revised plans marked "Received October 6, 1947" (plans filed prior to March 12, 1948, disapproved March 30, 1948).

PREMISES AFFECTED—1120-1136 Avenue of the Americas (6th), east side, from West 43rd to West 44th streets and 51-71 West 43rd street (Block 1259, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur L. Stoll, G. A. Horvath and Paul Zabriskie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (412-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a building to be used as garage for the parking and storage of more than five (5) motor vehicles, gasoline service station, motor accessories and as a motor vehicle repair shop, with stores fronting on the Avenue of the Americas, affecting premises 1120-1136 Avenue of the Americas (6th avenue), east side, from West 43rd to West 44th streets, and 51-71 West 43rd street (Block 1259, Lot 1), Borough of Manhattan was granted by the Board November 12, 1947 on certain conditions; and

WHEREAS, plans submitted as required, were filed March 11, 1948 and disapproved on March 30, 1948; and

WHEREAS, time to file plans was extended April 13, 1948 and revised working drawings, submitted April 12, 1948, were approved as being in substantial compliance with the requirements of the resolution adopted November 12, 1947; and

WHEREAS, an extension of time to obtain permits and complete the work was granted March 22, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 12, 1947, as *amended* by approval of plans on April 13, 1948 and thereafter amended through March 22, 1949, only so far as it has reference to the term of variance under section 7, subdivision f, so that as *amended* this portion of the resolution shall read:

"Granted for a term of thirty (30) years from the date of this *amended* resolution . . . ; that other than as *amended* herein the resolutions adopted and *amended* through March 22, 1949, shall be complied with in all respects (N.B. 31-47)."

8-48-BZ

APPLICANT—Herman Kron, for Domenick Marco Cicero, owner.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—338-340 East 109th street, south side 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: George Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (8-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, affecting premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan, was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 206-47)."

10-48-BZ

APPLICANT—Charles M. Spindler, for Norman Cleaners and Dyers, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the extension to existing dry cleaning plant to be used as a filter room.

PREMISES AFFECTED—417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (10-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in business and unrestricted use districts, the extension to existing dry cleaning plant, to be used as a filter room, affecting premises 417-425 West 219th street, north side, 122 ft. 7½ in. east of Broadway and 5126-5132 Broadway and 416-420 West 220th street (Block 2215, Lots 803, 810, 811, 831 and 835), Borough of Manhattan

was granted by the Board March 23, 1948, on certain conditions, and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 23, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 1864-47)."

115-48-BZ

APPLICANT—William H. Altman, for Sam Glorit, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in residence and business use districts, the change in occupancy from private garage for five motor vehicles, gasoline station, office and grease pits, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles.

PREMISES AFFECTED—509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (115-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts, the change in occupancy from private garage for five (5) motor vehicles, gasoline station, office and grease pits to gasoline system, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five (5) motor vehicles affecting premises 509-515 Remsen avenue, east side, 130 feet south of Linden boulevard (Block 4687, Lot 26), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1948, only so far as it has reference to obtaining permits and completion of work so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that construction has been commenced, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4933-47)."

166-48-BZ

APPLICANT—Henry Nordheim, for William I. Rosenfeld, owner (Hillside Parking Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles for a term of years,

MINUTES

PREMISES AFFECTED—1165-1189 East 213th street, north side, 46.80 ft. west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (166-48-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles for a term of two (2) years, affecting premises 1165-1189 East 213th street, north side, 46.80 feet west of Boston road and 1174-1180 East 214th street (Block 4708, Lot 4), Borough of The Bronx was granted by the Board May 4, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1948, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term expiring June 10, 1951, *on condition* that the resolution as adopted by the Board on May 4, 1948, shall be complied with; that the lot may be occupied in conjunction with the use as permitted under Cal. 92-41-BZ, as provided; that a certificate of occupancy shall be obtained (Alt. 67-48)."

550-48-BZ

APPLICANT—West 17th Street Garage, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of existing garage for more than five motor vehicles on 1st to 4th floors inclusive, to include 5th and 6th floors.

PREMISES AFFECTED—214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Mildred Quinn and James J. Nolan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (550-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing storage garage for more than five (5) motor vehicles on first to fourth floors, inclusive, to include fifth and sixth floors; affecting premises 214-216 west 17th street, south side, 162 feet west of 7th avenue (Block 766, Lot 53), Borough of Manhattan was granted by the Board December 14, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1948, only so far as it has reference to obtaining permits and

completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the owner that the work has been substantially completed that all work shall be completed within six (6) months from the date of this *amended* resolution (Alt. 783-48)."

853-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and a wet wash laundry.

PREMISES AFFECTED—1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (853-48-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles and as a wet wash laundry, affecting premises 1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn was granted by the Board December 21, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 21, 1948, insofar as it has reference to that portion of the building facing on Chester street, and that the resolution adopted December 21, 1948, shall be complied with as to no opening between such portion of the building facing on Chester street and the balance of the building facing on Rockaway avenue, but permitting the construction of two protected door openings as proposed and as shown on plan, marked "Received June 17, 1949" (1) sheet between this portion of the building facing on Chester street and the building adjoining to the north, variance for which was granted by the Board under Cal. 714-46-BZ and as *amended* this day (N.B. 1429-48).

1130-48-BZ

APPLICANT—William Raymond Brick, for Max Tepitzky, Irving Teplitzky and John C. Gabler, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and local retail use district, for a term of years, the maintenance of a golf driving range.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street (Block 8084, part of Lot 122, Block 8086, Lot 1, Block 8087, Lots 20, 30 and 50 and Block 8080, Lots 76 and 84), Douglaston, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: William R. Brick and Max Tep-litzky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1130-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in residence and local retail use districts, a golf driving range, for a period of years, affecting premises 231-05 Northern boulevard, northeast corner of 231st street (Block 8084, part of lot 122; block 8086, lot 1; block 8087, lots 20, 30 and 50; block 8080, lots 76 and 84), Douglaston, Borough of Queens, was granted by the Board March 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted March 22, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that the work is substantially completed, that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution; that a certificate of occupancy shall be obtained (N.B. 6319-48)."

74-49-BZ

APPLICANT—515 Seventh Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to term of years—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use, B area district, for a term of twenty-one (21) years, the erection and maintenance of a storage garage for more than five motor vehicles and stores (granted by the Board for term of twenty (20) years on March 29, 1949—resolution amended as to term of twenty-one (21) years on May 3, 1949).

PREMISES AFFECTED—515 7th avenue and 144-158 West 38th street, southeast corner (Block 813, Lots 64, 65 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence F. Mayer, Paul Zabriskie and William Jenter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended as to term of years.

THE VOTE TO REOPEN AND AMEND RESOLUTION AS TO TERM OF YEARS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (74-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use, B area district, the erection and maintenance of a storage garage for more than five (5) motor vehicles and stores, affecting premises 515 Seventh avenue and 144-158 West 38th street, southeast corner (Block 813, Lots 64, 65 and 67), Borough of Manhattan, was granted by the Board March 29, 1949, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved May 3, 1949; and

WHEREAS, the applicant requested an amendment as to the term of years.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 29, 1949, as amended by resolution adopted May 3, 1949, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision f, for a term of thirty (30) years from the date of this amended resolution to permit ...; that other than as amended herein, the resolution adopted March 29, 1949, as amended May 3, 1949, shall be complied with in all respects (N.B. 14-49)."

95-45-BZ-Vol. II

APPLICANT—Lama, Proskauer and Prober, for Apex Garage and Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and additional use as Vol. II—re Application (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the additional use of motor vehicle repair shop to be used in conjunction with existing five car garage, gasoline service station and lubrication (previously granted by the Board).

PREMISES AFFECTED—87-24 to 87-30 Lefferts boulevard, west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

APPLIANCES SUBMITTED FOR APPROVAL

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution (additional name—Master Boiler Sales Co. Oil Burner, Models B, C and H; (previously approved Mohawk Oil Burner, Models B, C and H).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to reopen dismissed for lack of prosecution.

THE VOTE TO DISMISS REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

690-45-SA

APPLICANT—Selectrol Engineering Co., owner.

SUBJECT—Application for consideration—reopening and report as to additional names (Selectrol, American Soco and Essex Oil Burners); previously approved re Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G.

APPEARANCES—

For Applicant: Samuel Baranoff.

ACTION OF BOARD—Application reopened for amendment of resolution relative to marketing burner under additional names.

MINUTES

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 24, 1949, as they appeared in Bulletin No. 22, Vol. 34, are hereby corrected to read as follows:

312-24-BZ—Vol. II.

APPLICANT—Paul Friedman, for Rose Mannarino, owner (Frank Mannarino, Samuel Katz, Max Blum, Phil Martorato, Louis Berkwitz and two vacant spaces, lessees.)

SUBJECT—Application reopened February 23, 1949 — application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of five years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner (Block 6743, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Frank Mannarino and James H. Hoobrook.

For Opposition: Daisy E. Merwin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (312-24-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to permit, in an unmapped street, the erection of a business building, partly in a business use district and partly in a residence use district, affecting premises 1310-1320 East 15th street, Borough of Brooklyn, was granted by the Board on May 23, 1924, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e and 7A of the zoning resolution to permit in residence and business use districts, the use of two vacant spaces in existing business (stores), to be used as retail stores restricted to occupancy permitted in a restricted retail use district with show windows and window signs beyond the permitted distance from the intersection for term of five years, affecting premises 1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner (Block 6743, Lot 12), Borough of Brooklyn; and

WHEREAS, this application was reopened on February 23, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on May 3, 1949, after due notice by publication in the Bulletin, and laid over to May 24, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 15th street, Elm avenue and the site are all in residence and business use, C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 14, 1949, acting on Alt. Applic. 53-49, reads:

"1. Proposed alteration of bldg. partly in a business use district & partly in residence use district, from shoe repair shop, public market, tailor shop, barber shop, electrical supply store and two vacant spaces to shoe repair shop, public market, tailor shop, barber shop, electrical supply store and two retail stores restricted to occupancy permitted in a Restricted Retail use district is contrary to Art. II sect. 3 of zoning resolution.

2. Proposed store windows & window signs on E. 15th St. will be contrary to conditions imposed by B. S. & A. Cal. No. 312-24-BZ 5/23/24 and will violate sect. 7A Art. II of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 82 ft. 6¾ in. front by 105 ft. 2½ in. in depth (irregular) covering entire lot, 1 story, 16 ft. in height, of Class 3 construction, presently used as stores, for which C.O. 31166-24 was issued and superseded by C.O. 43499/27 for stores; that it is proposed to change the occupancy of a portion of the premises now vacant to two retail stores (restricted to occupancy permitted in restricted retail use district); that it is further proposed to provide two new 8 ft. by 6 ft. openings in the existing brick wall on E. 15th street for use as show windows and window signs and also two 3 ft. by 7 ft. doors for entrance to proposed stores, and two 3 ft. 6 in. by 6 ft. decorative glass block panels on the face of buildings; and

WHEREAS, the applicant contends that the proposed use would be harmonious with the character of the neighborhood since stores exist directly across the street from the proposed stores, entirely in a residence district and extending southerly into the residence use portion of the block further than the subject premises does; that the proximity of the subject site to Avenue M and to the subway station around the corner makes it particularly suitable for use for retail stores; that a grant of this application would do substantial justice in that it would enable the owner to develop the property and enhance its value without harming anyone, while a denial would benefit no one and deprive the owner of the beneficial use of his property; that the limitation of the nature of the occupancy to that permitted only in a restricted retail district would give ample protection to the neighborhood and create a better condition than might exist if the vacant spaces were used for permitted and less desirable purposes; that the limitation of the term of variance would give ample assurance to the neighborhood that the regulatory conditions imposed by the Board would be complied with and that in the event the character of the neighborhood would change so as to make the continuance of these two retail stores undesirable, the Board would have jurisdiction to terminate said use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 23, 1924, by adding thereto:

"... that irrespective of the requirements in the resolution precluding stores along Elm avenue, that stores may be permitted under Sections 7e and 7A of the zoning resolution, as proposed and as indicated on plans filed with this application, marked 'Received February 1, 1949' (4 sheets), for a term of five (5) years, on condition that such alteration and construction shall comply with all laws, rules and regulations applicable thereto in all other respects; that the tenancies of the proposed stores shall be only for such uses as are permitted in a restricted retail district; and that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

*Correction—the words "for a term of five (5) years" inserted in line 91 of resolution.

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495

BULLETIN

OF THE

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No. 28

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

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Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Petition for Certiorari Order Served on the Board of Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Wednesday Morning, July 6, 1949, Affecting Calendar Numbers 303-48-BZ, 753-48-BZ, 992-48-BZ—Vol. II, 163-49-BZ, 268-49-BZ, 288-49-BZ, 322-49-BZ, 368-49-BZ, 198-49-BZ, 333-31-BZ—Vol. II, 1028-41-BZ—Vol. II, 368-48-BZ, 943-48-BZ, 987-48-BZ, 1117-48-BZ, 1123-48-BZ, 38-49-BZ, 173-49-BZ, 229-49-BZ, 247-49-BZ, 270-49-BZ, 269-49-A, 199-49-A, 378-49-A, 686-48-A—Vol. II, 687-48-A—Vol. II, 988-48-A, 1127-48-A, 297-49-A, 372-49-A, 481-49-A, 638-41-SM, 29-49-SM, 80-49-SA, 81-49-SA, and 82-49-SA.

Minutes of Regular Meeting, Wednesday Afternoon, July 6, 1949, Affecting Calendar Numbers 173-26-A, 973-48-A, 104-49-A, 326-49-A, 387-49-A, 400-49-A, 401-49-A, 478-49-A, 579-41-A, 163-42-A, 464-44-A, 476-24-S—Vol. II, 1052-48-A, 1069-48-A, 37-49-A, 299-49-A, 300-49-A, 313-49-A, 383-49-A, 384-49-A, 411-49-A, 193-27-BZ, 578-41-BZ and 592-41-BZ.

(Remaining minutes will be printed in the Bulletin of July 19, 1949).

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 30, 1949, copy of Petition and Order of Certiorari was served on the board by Francis A. McGrath, attorney for Freda K. Berger, owner, seeking a review of the Board's denial of her application on May 24, 1949, under sections 7e and 21 of the building zone resolution, to permit in a residence use, G-1 area district the erection and construction of a business building (stores) using more than the permitted area; Cal. No. 863-48-BZ; premises 259-12 to 259-22 Union Turnpike, 77-02 to 77-06—260th Street, and 259-09 to 259-19—79th Avenue, Floral Park, Borough of Queens.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to July 6, 1949

Cal. No. Dept. Premises Affected.

501-49-BZ—H.B.Q.—138-05 to 138-47 68th drive and 68-24 to 68-26 140th street, northwest corner; 68-02 to 68-20 and 68-01 to 68-11 140th street, Cul-De Sac formed by northwest corner of 140th street and 68th drive and 68-05 to 68-23 138th street (Block 6484, Lot 2); 138-40 to 138-66 68th drive and 68-32 to 68-38 and 68-42 to 68-60 140th street, southwest corner; 69-10 to 69-30, 69-34 to 69-40 140th street 138-43 to 138-71 Jewel avenue, northwest corner; 138-01 to 138-25 Jewel avenue and 69-09 to 69-29 and 69-33 to 69-39 138th street, northeast corner; 68-31 to 68-37, 68-41 to 68-59 138th street and 138-02 to 138-38 68th drive, southeast corner; 138-29 to 138-39 Jewel avenue, northeast corner of 138th street (Block 6485, Lot 3); Kew Gardens, Borough of Queens, N.B. 1998 to N.B. 2020-49 inclusive.

502-49-SM—Dextone (building trim), manufactured by The Dextone Co., Material.

503-49-SM—Dextone Mo-Sai and Polished Dextolite (2" Stone Veneer), manufactured by The Dextone Co., Material.

504-49-A—H.B.M.—1704 2nd avenue, east side, 50 ft. north of East 88th street (balcony) (party wall); (Block 1551, Lots 2 and 3), Borough of Manhattan, Decision.

505-49-SA—Byron-Jackson Co., Deep Well Stripping Pump, Model 10-LS-2K, Appliance.

506-49-BZ—H.B.Q.—100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 to 14 and 60-62), Corona, Borough of Queens, N.B. 2472-49.

507-49-SM—J. H. Thorp and Co., Inc., Nylon Damask, No. 15174, manufactured by J. H. Thorp and Co., Inc., Material.

508-49-SM—J. H. Thorp and Co., Inc., Nylon Taffeta, No. 71031, manufactured by J. H. Thorp and Co., Inc., Material.

509-49-A—H.B.B.—500-502 Gates avenue, south side, 300 ft. west of Tompkins avenue (ground); (Block 1814, Lots 18 and 19), Borough of Brooklyn, Alt. 4018-48.

510-49-A—H.B.M.—327-335 East 64th street, north side, 200 ft. west of 1st avenue (Block 1439, Lot 14), Borough of Manhattan, Alt. 2032-48.

511-49-A—H.B.B.—255-259 (249-255 displayed) Varet street, north side, 200 ft. east of White street and 175 ft. 1 in. west of Bogart street (1st floor); (Block 3110, Lot 28), Borough of Brooklyn, B.N. 619-49.

512-49-BZ—H.B.M.—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block

2125, Lot 1), Borough of Manhattan, Amendment to Alt. 786-49.

513-49-A—H.B.M.—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan, Amendment to Alt. 786-49.

514-49-A—H.B.M.—342 West 51st street, south side, 295 ft. 6 in. east of 9th avenue (Block 1041, Lot 52), Borough of Manhattan, Alt. 1503-40.

515-49-A—H.B.M.—344 West 51st street, south side, 275 ft. east of 9th avenue (Block 1041, Lot 53), Borough of Manhattan, Alt. 1504-40.

516-49-SA—Lennox Gas-fired Gravity Heating Unit, Models GT1-54 and GT1-70, Appliance.

517-49-SM—Air-Draft Incinerator Co., One Hour Hopper Door, manufactured by Air-Draft Incinerator Co., Material.

518-49-SA—St. Louis Electric-Mechanical Interlock, Types U and U-1, Appliance.

519-49-A—H.B.B.—351 New Lots avenue, north side, 21 ft. 2½ in. east of Sheffield avenue (cellar, 1st and 2nd floors); (Block 3839, Lot 54), Borough of Brooklyn, Alt. 1937-49.

520-49-A—Marine and Aviation—North side of Hamilton avenue and east side of Gowanus Canal in bed of 13th street (Block 1025, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street), Decision.

521-49-A—H.B.B.—2815-2819 Atlantic avenue and 217-223 Hendrix street, northeast corner (Block 3948, Lot 43), Borough of Brooklyn, Amendment to Alt. 3382-48.

522-49-A—South side of 53rd street, 449 ft. west of 1st avenue (Block 811, Lot 1), Borough of Brooklyn, 25080-LF and Decision.

523-49-A—F.D.—55-11 to 55-25 Grand avenue, north side, 259 ft. west of Old Flushing road (Block 2609, Lot 6), Maspeth, Borough of Queens, Decision.

524-49-A—H.B.Q.—35-39 158th street, east side, 329.52 ft. north of Northern boulevard (Block 5274, Lot 23), Flushing, Borough of Queens, Alt. 873-49.

525-49-A—H.B.Bx.—591 East 137th street, north side, 255 ft. east of St. Anns avenue (Block 2550, Lot 70), Borough of The Bronx, Amendment to Alt. 209-47.

526-49-A—F.D.—34-21 Review avenue, northeast corner of 35th street (Block 297, Lot 1), Long Island City, Borough of Queens, Decision.

527-49-A—H.B.Q.—110-12 to 110-22 and 110-34 to 110-44 64th avenue; 110-11 to 110-31, 110-33 to 110-63 and 110-12 to 110-62 64th road, north side, 100 ft. and 102.91

CALENDAR

ft. west of Grand Central parkway and south side, 100 ft. east of 110th street (Block 2184, Lots 11 and 19 and Block 2185, Lot 19), Forest Hills, Borough of Queens, N.B. 1439 to N.B. 1441-49, inclusive.

528-49-SM—Display-Tex Flamepruf (corrugated window display material), manufactured by Bemiss-Jason Co., Material.

529-49-A—H.B.B.—11 MacDougal street, north side, 25 ft. west of Ralph avenue (1st floor); (Block 1698, Lot 57), Borough of Brooklyn, Alt. 255-49.

530-49-A—H.B.Q.—112-01 to 112-09 Queens boulevard; 75-01 to 75-09 112th street, northeast corner and 112-16 to 112-40 75th avenue (4th floor); (Block 2264, Lot 79), Forest Hills, Borough of Queens, Alt. 1097-49.

Restored to Docket

476-24-S—Vol. II—H.B.M.—803 (455-457 old) 6th avenue, west side, 83 ft. 5¼ in. north of West 27th street (3rd and 4th floors); (Block 803, Lot 39), Borough of Manhattan, Amendment to Alt. 123-49.

389-29-BZ—Vol. IV—H.B.Bx.—2356 Grand Concourse and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx, Alt. 385-49.

309-28-BZ—Vol. II—H.B.B.—2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn, Decision.

620-47-SM—Weldwood Flush Veneered Door (Kaylo Core), manufactured by United States Plywood Corp., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb. 22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53

	Last Publication in Bulletin
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May 10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	June 7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 4, 1949—Vol. 34, No. 1
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19... Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 12, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 12, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

330-49-BZ—Application, April 26, 1949, under sections 21C, 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hill Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners, to permit in a residence and business use district, the erection of more than one building on a lot without required rear yard and the parking of motor vehicles on unbuilt upon portions in residence use district, and the erection and maintenance of buildings in the business use portion for more than five motor vehicles; premises 87-04 to 87-10 25th avenue, 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street, 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street, 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard, 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

331-49-A—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

97-47-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Waxman Holding Corp., owner,

CALENDAR

resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district); premises 13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

262-49-BZ—Application, March 25, 1949, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of New York Lien Corp., owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor, applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

103-49-BZ—Application, February 14, 1949, under sections 7c and 21 of the zoning resolution, of Kenneth W. Milnes, applicant, on behalf Richalb Realty Corp., owner (Garber Brothers, lessee), to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

181-49-BZ—Application, March 4, 1949, under section 7c of the zoning resolution, of Max Wechsler of Wechsler and Schimmenti, applicant, on behalf of Barnet Stein, owner, to permit in a residence use district, the change in occupancy of existing building from store on first

floor, vacant on second and third floors, to store on first floor, stock rooms on second and third floors; premises 63-65 East 104th street north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

263-49-BZ—Application, March 25, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants on behalf of Ben-Dor Corporation, owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and super-market, using more than the area permitted; premises 100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southeast corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

285-49-BZ—Application, April 7, 1949, under sections 7f and 7i of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Nassau-Queens Land Corporation, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

312-49-BZ—Application, April 18, 1949, under sections 7c and 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sidmar Realty Corporation, owner, to permit in a business use district, the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline selling station; premises 2884-2892 West 12th street, west side 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

296-49-A—310 North 7th street, south side, 287 ft. east of Havemeyer street and 289 North 6th street (Block 2331, part of Lots 9 and 41), Borough of Brooklyn.

303-48-BZ—Application, March 26, 1948, under Section 21 of the zoning resolution, of Anthony S. Zummo, on behalf of John F. and Edna M. Bjorkland, owners, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to the street line than permitted; premises 113-02 107th avenue, southeast corner of 113th street (Block 9551, Part of Lot 1), Richmond Hill, Borough of Queens.

992-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Oakridge Estates, Inc., (Goldring Motors, Inc.), owner, reopened May 24, 1949, under sections 7A, 7c, 7i, 7e, and 21 of the zoning resolution to permit in the business portion of the lot, the erection and maintenance of a building to be used for boiler room, storage and locker room in the cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on the 1st floor; storage of auto parts and office on the mezzanine; and to permit off street parking of more than five motor vehicles in the residence use portion of the lot for patrons' automobiles; with entrances and exits greater than permitted at a greater distance from intersections than is permitted; premises 1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1) Borough of Brooklyn.

163-49-BZ—Application, March 2, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants on behalf of Meyer Gladstone and Robert W. Dasey, owners, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores; premises 61-12 and 61-22 186th street,

CALENDAR

west side, 100 ft. south of Horace Harding boulevard, (Block 7074, Lot 11), Flushing, Borough of Queens.

268-49-BZ—Application, March 31, 1949, under sections 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Langdale Realty Corp., owner, to permit in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot; premises—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

269-49-A—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street; 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens, N.B. 1049 to 1062-1949 (under section 35 General City Law, re bed of mapped street—269th street and under section 36 General City Law, buildings not facing on legal streets).

368-49-BZ—Application, May 2, 1949, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Fawcett Publications, Inc., owner, to permit in a retail use, B area and Class 2 times height district, the extension of an existing building without the required setbacks; premises 67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

940-47-BZ-Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Lemol Holding Corporation, owner, reopened May 17, 1949, under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of stores, using more than the area permitted (previously withdrawn); premises 95-11 57th avenue and 55-50 to 55-52 96th street, northwest corner (Block 1903, Lot 56), Elmhurst, Borough of Queens.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections

7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

772-48-BZ—Application, September 2, 1948, under section 21 of the zoning resolution, of Seelig and Finkelstein, applicants, on behalf of New Brighton Beach Jewish Center, Inc., owner, to permit in a business use, C area district, the extension of existing synagogue using more than the area permitted and without the required rear yard; premises 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

250-49-BZ—Application, March 30, 1949, under section 7c of the zoning resolution, of Moore and Landsiedel, applicants, on behalf of Munic Realty Company, owner, to permit in a local use district, the extension to existing motion picture theatre and the addition of a store; premises 1714-1716 Madison avenue, west side, 18.5 ft. north of East 113th street and 21 East 113th street, north side, 95 ft. west of Madison avenue (Block 1619, Lots 14 and 16), Borough of Manhattan.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street,

CALENDAR

northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

317-49-BZ—Application, April 21, 1949, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Jacob Sharnack and Marwood Holding Company, Inc., owners, to permit in an unrestricted use, C area district, the reduction of lot 24 to be added to lot 29, so that the existing building on lot 24 will then exceed permitted coverage, and to permit the extension of existing building on lot 29 to cover more than the area permitted; premises 1028-1034 and 1036-1044 Beach 22nd street, east side, 225 ft. and 324.19 ft. north of Cornaga avenue (Block 214, Lot 29 and part of Lot 24), Far Rockaway, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

786-47-A—350 5th avenue, west side, from West 33rd to West 34th streets (21st floor); (Block 835, Lots 19-28 and 41-54), Borough of Manhattan.

439-48-A—Re: Transportation, packaging and sale of anti-freeze known as "Saf-Tee Super Anti-Freeze" in one quart, sealed metal containers (containers not in conformity with Administrative Code requirements); reopened June 21, 1949.

208-49-SA—Double Zuron Safe Petroleum Dry Cleaning Unit.

984-48-SA—Reliable Viscolator, Model ESR (Paint and Lacquer Heater).

258-49-SA—M. L. Guardian Safety Heaters, Model Nos. 30, 60, 90, 120, 150, 200 and 250.

650-47-SM—B. P. C. Concrete Building Units (reopened June 1, 1949 re additional sizes).

395-49-SM—Tysules (Lighter Fluid).

968-41-SA—Central Station Signals Inc. Transmitters for Fire Alarm Systems.

252-48-SA—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1, 727-1 (Reopened March 29, 1949 re amendment of resolution to include additional models, 2206-0, 3207-0, 3207-1, 9437-1 and 9437-4).

265-49-SA—General Electric Automatic Washer. Model 1AW6 B1.

286-49-SA—Maytag Automatic Washer Model AMP.

146-49-SA—Despatch Water Wash Spray Booth.

266-49-SA—General Electric Automatic Washer—Model 1AW6C 1.

337-49-SA—Federal Heavy Oil Burner, Models H-PA and H-PEA, Sizes 1, 2, 3, 4 and 5 inclusive.

619-48-SM—Homar, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wood Batts.

232-49-SM—Supradur Asbestos Siding Shingles.

577-38-SA—"BNY" Bradley Trap (plumbing appliance); (reopened February 1, 1944 re amendment of resolution).

150-48-SA—Shafco Hanging Oil-fired Unit Heater (reopened January 11, 1949 re amendment of resolution to permit use in garages).

430-49-SA—Square Manufacturing Company Carbonated Beverage Dispenser Model 5009.

481-40-SM—Armstrong's Linowall.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday morning, July 12, 1949, at 10 o'clock in Room matters:*

237-47-A—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierpont street (Block 239, Lot 20), Borough of Brooklyn (reopened and restored to docket, June 8, 1948—previously withdrawn).

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

304-49-A—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

397-41-A—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (reopened March 29, 1949); (under section 35, General City Law re bed of mapped street—Metropolitan avenue).

324-49-A—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan.

329-49-A—93 Irving place, and 1057 Fulton street, northeast corner (Block 1993, Lot 11), Borough of Brooklyn.

305-49-A—748 3rd avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn.

157-39-A-Vol. II—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens, (reopened June 1, 1949).

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

CALENDAR

411-49-A—2 East 91st street and east side of 5th avenue, from East 90th to East 91st streets (1st to 3rd floors, inclusive); (Block 1502, Lot 1), Borough of Manhattan.

383-49-A—305-313 Kingston avenue and 1440-1444 Union street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn.

334-49-A—20 East 49th Street, south side, 95 feet west of Madison avenue (mezzanine), (Block 1284, Lot 60), Borough of Manhattan.

386-49-A—33-61 54th street, southeast corner of Dudley place (Block 1193, Lots 11, 12, 13, 15, 16 and 17), Woodside, Borough of Queens.

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

415-49-A—2632-2636 Broadway and 216 west 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

416-49-A—219½-221 Cherry street, east side 89.9 ft. east of Pike Slip and 480 Water street (Block 248, Lot 53), Borough of Manhattan.

424-49-A—111-113 Horatio street, north side, 90 ft. east of West street, (2nd to 6th floors and penthouse inclusive), (Block 643, Lot 33), Borough of Manhattan.

164-49-A—830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue (Block 2924, Lots 188-190), Borough of Brooklyn.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

155-49-A—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

435-49-A—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street (Block 5083, Lot 61), Borough of The Bronx.

441-49-A—19-29 Rockwell place, east side, 161 ft. south of De Kalb avenue (Block 2095, Lot 10), Borough of Brooklyn.

479-49-A—401-409 East 33rd street, 576-580 1st avenue, northeast corner and 404-412 East 34th street (Block 965, Lots 1 and 32), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 19, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

294-49-BZ—Application, April 8, 1949, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of John B. Momrow and Arthur C. Momrow, owners, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted; premises 6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

295-49-A—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

454-49-A—95-17 to 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 96th street).

457-49-BZ—Application, June 2, 1949, under sections 21c, 21 and 7h of the zoning resolution of Keogh, Brennan and Maged, applicants, on behalf of Wates & Company, Inc., owner, to permit in a residence use district, the erection of more than one building on a lot without the required rear and side yards and without individual garages and to permit the parking of motor vehicles on open portion of plot; premises. Blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens,

458-49-A—H.B.Q.—Blocks bounded by Bell boulevard, 69th and 73rd avenues and 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50, 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped streets).

465-49-BZ—Application, June 13, 1949, under sections 21 and 7e of the zoning resolution, of George G. Miller, applicant, on behalf of Floreland Realty Corp., and Rayland Realty Corp., owners, to permit in a residence use district, the erection and maintenance of more than one building on a lot and with garages not on same lot with tenants; premises 196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens.

CALENDAR

466-49-A—196-11 to 196-37 73rd avenue, northwest 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue from 196th place to 197th street and 69-02 to 69-12 197th street, south side, and 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place; 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue south side, from 196th place to 197th street and 67-02 to 67-12 197th street; 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1), Meadowlark Gardens, Flushing, Borough of Queens, (under section 35, General City Law re bed of mapped streets).

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35) Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

491-49-BZ—Application, June 24, 1949, under section 21 and 7h of the zoning resolution, of Erwin Gerber, applicant, on behalf of Grymes Hill Manor Estates, Inc., owner, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles on the unbuilt portions of lot and the occupancy of three motor vehicles in two family units; premises Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads, (Block 596, Part of Lot 100), Grymes Hill, Borough of Richmond.

492-49-A—Southwest corner of Serpentine road and Stratford road, Southeast corner of Arlo road and Stratford road and northwest corner of Arlo road and Stratford road (Block 596, Lot 100), Grymes Hill, Borough of Richmond (under section 36, General City Law re buildings not facing legal streets).

753-48-BZ—Application, August 13, 1948, under Sections 7c, and 7e of the zoning resolution, of Frank E. DeBorde, on behalf of Fred Stark, owner (Frank E. DeBorde, lessee), to permit in a residence and business use district, the change in occupancy from tavern, restaurant and dwellings, to tavern, restaurant, dwellings, storage and soap packing; premises 32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

322-49-BZ—Application, April 26, 1949, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Frank Faiella, owner, (Salvatore Pizzo, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years; premises 290-326 Withers street, 41-59 Debevoise avenue, southwest corner; 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

1242-39-BZ-Vol. II—Application of Matthew R. Leizer, applicant on behalf of Fox Hills Realty Corp., owner (John Dalessio, lessee), reopened May 17, 1949, under section 7c of the zoning resolution, to permit in a business—1 and unrestricted use district, the extension to existing gasoline service station (previously granted

reconstruction and rearrangement of existing gasoline service station); premises 517 Bay street, southeast corner of Wave street, (Block 489, Lots 5 and 12), Stapleton, Borough of Richmond.

393-40-BZ-Vol. II—Application of Charles M. Spindler, applicant, on behalf of A. Lenoble Inc., owner (Queens Brook News Co., Inc., lessee), reopened May 10, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of garage for more than five motor vehicles to a distributing plant for books and magazines (Factory use) (previously denied by the Board for garage for five motor vehicles, motor vehicle repair shop and for the manufacture of signs); premises 45-21 to 45-39 50th street, east side, 200 ft. south of Queens boulevard (Block 2283, Lot 12), Woodside, Borough of Queens.

143-48-BZ-Vol. II—Application of Thomas M. Briody, applicant and owner, reopened May 10, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store) without the required side lot line in the F area district, and using more than the permitted area in F and D area (districts); premises 83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway, (Block 6862, Lot 328) Jamaica, Borough of Queens.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubrication and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

316-49-BZ—Application, April 22, 1949, under section 7h of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Henderson Gardens, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles in conjunction with eighty-six family Garden apartments and garages; premises 102-01 to 102-15 185th street, southeast corner of Henderson avenue; 102-02 to 102-20 185th street, southwest corner of Henderson avenue; 102-19 to 102-23 185th street, east side, 167.33 ft. south of Henderson avenue and 102-38 185th street, west side, 232.61 ft. south of Henderson avenue and 102-64 185th street, northwest corner of 104th avenue (Block 10362, Lots 43, 56 and 66 and Block 10363, Lots 72 and 82), Hollis, Borough of Queens.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast

CALENDAR

corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

343-49-BZ—Application, May 5, 1949, under section 7c of the zoning resolution, of L. B. Santangelo, applicant, on behalf of New York Association for the Blind, owner, to permit in a residence and retail use, B area district the erection and maintenance of an extension to existing factory using more than the permitted area; premises 338-342 East 35th street and 607-611 First avenue, southwest corner (Block 940, Part of Lot 38), Borough of Manhattan.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, Parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicle waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

382-49-BZ—Application, May 17, 1949, under section 7h of the zoning resolution of Samuel Rosenblum, applicant, on behalf of Frank H. Tilson and Rankin Realities, Inc., owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises 324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan.

388-49-BZ—Application, May 19, 1949, under section 7a of the zoning resolution, of Paul Friedman, applicant, for Whitestone Building Corp., owner, to permit in a business use district, the erection and maintenance of stores with show windows, signs and entrances more than permitted distance from intersection; premises 12-23 to 12-29 150th street and 150-01 12th road, northeast corner (Block 4317 (413), Lot 1), Whitestone, Borough of Queens.

406-49-BZ—Application, May 24, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Bayacht Land Corporation, owner, to permit in a residence use district, the parking of motor vehicles for a stated term of years; premises 216-30 to 216-48 28th avenue, south side, 300 ft. east of 216th street (Block 6019, Lots 108 and 113), Bayside, Borough of Queens.

412-49-BZ—Application, May 19, 1949, under section 21 of the zoning resolution, of William H. Byrne, applicant, on behalf of Neljo Realty Corporation, owner, to permit in a business use district, D area, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 9508 to 9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 42, 43 and 44), Borough of Brooklyn.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick

boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

422-49-BZ—Application, May 31, 1949, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Alfred Herskovitz, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 1794 to 1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

437-49-BZ—Application, May 16, 1949, under sections 7c, 7i of the zoning resolution, of Lama Proskauer and Prober, applicants, on behalf of Estate of Josephine Schnurmacker, owner (Gulf Oil Corporation, lessee), to permit in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into existing garage for more than five motor vehicles; premises 1190 to 1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan.

501-49-BZ—Application, June 29, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of P. M. L. Co., owner, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required rear yards and to permit parking of motor vehicles on unbuilt upon portion of plot; premises 138-33 to 138-47 68th drive and 68-24 to 68-26 140th street, northwest corner; 68-02 to 68-18 and 68-01 to 68-11 140th street, Cul-De Sac formed by northwest corner of 140th street and 68th drive; (Block 6484, Lot 2); 138-40 to 138-66 68th drive and 68-32 to 68-40 and 68-42 to 68-60 140th street, southwest corner; 69-16 to 69-30, 69-34 to 69-40 140th street, 138-43 to 138-71 Jewel avenue, northwest corner; 138-01 to 138-25 Jewel avenue and 69-15 to 69-29 and 69-33 to 69-39 138th street, northeast corner; 68-31 to 68-37, 68-41 to 68-59 138th street and 138-02 to 138-38 68th drive, southeast corner; 138-29 to 138-30 Jewel avenue, northeast corner of 138th street (Block 6485, Lot 3); Kew Gardens, Borough of Queens.

430-37-BZ—Vol. II—Application of H. Desmond Upton, applicant, on behalf of Guy Cary and Philip A. Carroll, Executors and trustees under will of R. W. Goelet, deceased, owner (Goelet Realty Company, lessee), reopened June 21, 1949, under sections 7h and 21 of the zoning resolution, to permit in a restricted and retail use district, the extension of existing parking and storage of more than five motor vehicles in the retail use district to be extended into the unbuilt upon portion of plot located in the restricted retail use portion of the plot; premises 72-74 East 54th street, south side, 61 ft. west of Park avenue, (Block 1289, Part of Lot 36), Borough of Manhattan.

898-46-SA—Economy Pumps (Sewage Ejectors).

447-37-SA—Bomar Fill Pipe Terminal for Gasoline and Fuel Oil.

179-43-SM—Protecto Wire Heat Sensitive Cable; (reopened February 1, 1949 re amendment of resolution).

171-48-SA—Superfex Suspended Heating Unit (Ceiling Furnace) Model 550 (reopened March 29, 1949 re amendment of resolution as to improved Model 550).

302-49-SA—Washex Combination-Washer Extractor.

CALENDAR

- 108-48-SM—Micarta Decorative Wall Covering.
1036-47-SM—Lox-tite Flexible Gas Range Connector.
340-49-SM—Imico Extra Heavy Malleable Iron Pipe Fittings, 500 lbs. W.W.P.
30-49-SM—Eagle-Picher Fireproofing Cement.
139-48-SA—R. C. Mahon Paint Drying Oven Gas Fired.
476-44-SM—USG $\frac{1}{2}$ " V Edge Tongue and Groove Rock-lath, (reopened March 1, 1949 re amendment of resolution).
347-49-SM—SK Insulrock Acoustic ($\frac{5}{8}$ " to 2" thickness sizes 6" to 12" to 32" x 96").
169-47-SM—Wade Hydrafilter Grease Interceptor.
25-49-SA—Gilbarco Suspended Furnaces, Models GSU 100 and GSU 200 and Esso Suspended Furnaces, Models ESU 100 and ESU 200, Oil Fired.
437-48-SM—Esax Hopper Ring (Ring Slab for Toilet Bowl).

HARRIS H. MURDOCK, *Chairman*.

JULY 19, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 19, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

384-49-A—8800 Bay parkway, west side, 150 ft. north of Cropsey avenue (1st floor); (Block 6447, Lot 44), Borough of Brooklyn.

313-49-A—1438-1442 Flatbush avenue, west side, 155 feet south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough Brooklyn.

299-49-A—171 Nostrand avenue, east side, 18 feet south of Willoughby avenue (Block 1766, Lot 6), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY, JULY 6, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, June 21, 1949, were approved, as printed in the Bulletin of June 28, 1949, Vol. 34, No. 26

ZONING APPLICATIONS

303-48-BZ

APPLICANT—Anthony S. Zummo, for John F. and Edna M. Bjorkland, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to the street than permitted.

PREMISES AFFECTED—113-02 107th avenue, southeast corner of 113th street (Block 9551, Part of Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Anthony S. Zummo and W. Klepacki.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 A.M., for decision by the Board.

753-48-BZ

APPLICANT—Frank E. DeBorde, lessee, for Fred Stark, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the change of an existing non-conforming

MINUTES

use to another non-conforming use in the residence portion of the plot.

PREMISES AFFECTED—32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Julius Lenz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing date advanced to July 19, 1949 at 10 A.M., at request of applicant's representative, to send out notices according to the usual requirements.

992-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Oakridge Estates, Inc., (Goldring Motors, Inc.), owner.

SUBJECT—Application reopened May 24, 1949—re Application (decision of borough superintendent) under sections 7A, 7c, 7i, 7e, and 21 of the zoning resolution to permit in the business portion of the lot, the erection and maintenance of a building to be used for boiler room, storage and locker room in the cellar; auto showroom, storage of auto parts, lubricatorium, welding, motor vehicle repair shop, paint and spray shop on the 1st floor; storage of auto parts and office on the mezzanine; and to permit off street parking of more than five motor vehicles in the residence use portion of the lot for patrons' automobiles; with entrances and exits greater than permitted at a greater distance from intersections than is permitted.

PREMISES AFFECTED—1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph G. Goldring.

For Opposition: R. Robert Hochman, William Scheinberg, Herbert L. Isaacs and Leon Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 A.M., at request of objectors; no further adjournment

163-49-BZ

APPLICANT—Burke, Morrison and Green, for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard (Block 7074, Lot 11), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Meyer Gladstone.

For Opposition: Eugene Ward, Henry Sinniger, Charlotte Ward, Mary C. Bosch, Vincent Pavlitis, B. N. Bosch, Herbert A. Gee, C. Yockel, Mrs. H. Mill and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for applicant to file corrected plans; no further hearing.

268-49-BZ

APPLICANT—Burke, Morrison and Green, for Langdale Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot.

PREMISES AFFECTED—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner, 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Kalman Klein, Samuel R. Paul and Mrs. Mary Havriliak.

For Opposition: John A. Cosgrove and M. P. Nichols.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for adoption of resolution; no further hearing.

288-49-BZ

APPLICANT—Charles M. Spindler, for Dorothy Dalessio, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and sale of auto accessories on the business use portion of the plot.

PREMISES AFFECTED—744-752 Richmond road and 1779-1793 Clove road, northeast corner (Block 2904, Lot 30), Borough of Richmond.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: John A. Cosgrove, Samuel Schumann, Fred Dacey and Frank Buscarino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision by the Board, without further argument, date to be announced, and referred back to the Engineer to obtain a plan from the City Planning Commission as to the proposed development of Clove Road Parkway.

322-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Faiella, owner (Salvatore Pizzo, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking

MINUTES

and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—290-326 Withers street, 41-59 Debevoise avenue, southwest corner, 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Minnie Ventre.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for decision without further argument; applicant to submit a letter from the person in charge of the hospital as to whether the lot would be of assistance to the hospital.

368-49-BZ

APPLICANT—Samuel Rosenblum, for Fawcett Publications, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area and Class 2 times height district, the extension of an existing building without the required setbacks.

PREMISES AFFECTED—67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for further consideration.

198-49-BZ

APPLICANT—John J. Beatty, for Cohen Bros. (Morlahee Co., lessee), owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection of a building on the vacant portion of plot, using more than the area permitted, as a public garage for more than five motor vehicles; and the reconstruction and conversion of a three story factory and six story tenement to a two story structure, both to be used in conjunction with new structure as a public garage for more than five motor vehicles.

PREMISES AFFECTED—222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Beatty and Moe Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice to permit the applicant to file for a completely new building of fireproof construction. The premises and area were inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

333-31-BZ—Vol. II

APPLICANT—Simeon Heller, for Firestone Tire and Rubber Co., and Norvard Realty Corp., owners.

SUBJECT—Application reopened January 11, 1949—re Application (decision of the borough superintendent)

under section 7f of the zoning resolution, to permit in a business use district, the extension of existing garage and showroom and the change in use to garage, showroom, gasoline service station (previously denied by the Board for Lot 1), lubritorium, auto laundry, sale of auto accessories and the parking of more than five (5) motor vehicles in the open portion waiting to be serviced.

PREMISES AFFECTED—154-19 Northern boulevard, northwest corner of 155th street (Block 5265, Lot Nos. 1 and 4), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Maxim Ingber and A. F. Luckenberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (333-31-BZ—Vol. II)

WHEREAS, Simeon Heller, for Firestone Tire and Rubber Co. and Norvard Realty Corp., owners, filed December 14, 1948 an application under section 7f of the zoning resolution, to permit in a business use district, the extension of an existing garage and showroom and the change in use to garage, showroom, gasoline service station (previously denied by the Board for lot 1), lubritorium, auto laundry, sale of auto accessories and the parking of more than five motor vehicles, on the open portion, waiting to be serviced, affecting premises 154-19 Northern boulevard, northwest corner of 155th street (Block 5265, Lots 1 and 4), Flushing, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on January 11, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on July 6, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 155th street is in residence and business use, C and G1 area, class 1 height districts; Northern boulevard and the site are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated November 15, 1948 acting on Alt. Applic. 2847-48 reads:

"1. Extending an existing garage and showroom in a business use district and changing its use to garage, showroom, gasoline service station, lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles to be serviced, is contrary to Art. 2, sec. 4, B. Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 106.81 ft. frontage by 100 ft. in depth, irregular, on which is located a building 65 ft. front by 54 ft. in depth, irregular, one story and mezzanine in height, of class 3 construction, presently used as a garage and showroom for which C.O. 43012-30 (N. B. 89-29) has been issued for garage and showroom; that it is proposed to extend the portion of the building used as an office 48 ft. by 32 ft. and to use this portion as a salesroom, and service area; that it is further proposed to install three 550-gallon gasoline tanks and three dispensing pumps facing Northern boulevard; and

WHEREAS, the applicant contends that the neighborhood in which this building was erected was essentially residential; that the character of the neighborhood has substantially changed in the intervening years; that additional stores and warehouses have been erected in the immediate vicinity; that the existing gas station to the west has been operated with an increasingly larger volume of business due to the heavy concentration of motor vehicle traffic on Northern boulevard; that the residential character of the neighborhood has changed to such an extent that the fine residence which existed in 1930 on the corner directly opposite, that is,

MINUTES

the northeast corner of Northern boulevard and 155th street, has just been removed in the past few months; that the Firestone Tire and Rubber Company has continued to operate this building as a five-car garage, doing minor repairs as usually done in a service station, changing tires, batteries, etc. and an automobile accessories showroom, but it has not proved to be a profitable venture; that several times in the past, they have tried to introduce the sale of articles other than auto accessories, to bolster up the business, but none of these have been sufficiently profitable to meet the large capital investment; that the garage portion itself is too small to make this portion of the business a worthwhile venture; that the alteration proposed in connection with the proposed change of use would place on the site a building of a type similar to that usually constructed on the parkways; that the rear of the building would be completely screened off from the adjoining residential area by means of tall planting and shrubs; that the curb cuts and pump areas would be so constructed as to offer better protection to the public than is now afforded by the open unscreened space in front of the existing building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, no variance of the zoning resolution has permitted motor vehicle repairing which includes brake service; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1028-41-BZ—Vol. II

APPLICANT—Max Horn, for Remuda Realty Holding Corp., owner. (Oscar Stecher, lessee.)

SUBJECT—Application reopened June 14, 1949—re Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the parking and storage of more than five motor vehicles (previously granted by the Board, term having expired by limitation).

PREMISES AFFECTED—29-07 Seagirt avenue, south side and 29-14 Lewmay road, north side, 184 ft. west of Beach 29th street (Block 300, Lot 16), Far Rockaway, Borough of Queens.

APPEARANCES—

For Application: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1028-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 29-07 Seagirt avenue, south side, 60 ft. west of Beach 29th street and 29-14 to 30-02 Lewmay road, north side, 60 ft. west of Beach 29th street (Block 300, Lots 16 and 53), Edgemere, Borough of Queens, was granted by the Board on May 26, 1942 on certain conditions; and

WHEREAS, on September 9, 1942, time was extended to complete the work; and

WHEREAS, the term of variance was extended on September 12, 1944; and

WHEREAS, the applicant requested reopening of this application and consideration by the Board based on a new proposal, the term of variance having expired by time limitation; and

WHEREAS, this application was reopened as Vol. II on June 14, 1949, and set for hearing on July 6, 1949, at 10 a.m.; and

WHEREAS, the decision of the borough superintendent dated May 10, 1949 acting on Misc. Applic. 9942-41 (for Block 300, Lot 16) reads:

"1. As the latest extension granted by the Board has expired, the parking and storage of auto cars on a plot located in a residence district is contrary to Art. 2, Sec. 3 of Zone Law."

and

WHEREAS, the applicant states that the permit for the parking lot was extended by the Board in September 1944 for two years; that in 1947 part of the plot with the hotel was sold and the new lot was assigned No. 24 by the tax office; that the remaining part of lot 16 was recently leased by Mr. Oscar Stecher, 190 Beach 29th street, Edgemere; that this application is made to renew this parking lot, with the lot number 16 reduced in size by the sale of the hotel and part of that land, and also by the elimination of lot 53 which was and still is in a separate ownership; that the need for parking lots is as urgent now as when originally filed in order to keep the cars off the streets for the large influx of summer residents; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the premises known as Lot 16, as shown on plans filed with this application marked "Received May 17, 1949" (2 sheets), to be occupied as proposed for the parking and storage of motor vehicles, *on condition* that such motor vehicles shall be of the pleasure-car type only; that the plot shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior and street lines continuously a woven wire fence of the chain link type with anchor steel posts not less than 5 ft. 6 in. in height, except for an opening thereto to Beach 30th street to the north and south; that such opening shall not exceed 10 ft. in width with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a building not over 100 sq. ft. in area erected near the entrance to serve as an office and shelter for the attendant; that such building may be of frame and shall not exceed one story in height; that signs shall be restricted to a permanent sign attached to each fence at the entrance, advertising only the rates charged and containing such information as required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that a certificate of occupancy shall be obtained; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

368-48-BZ—Vol. II

APPLICANT—Henry George Greene, for 58 Greenwich Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail, C area use district, the erection of proposed extension (bulkhead) and new dining room space on the second story.

PREMISES AFFECTED—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Henry George Greene and Daniel Stampler.

For Opposition: A. Burby, E. G. Steinert and J. Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (368-48-BZ—Vol. II)

WHEREAS, Henry George Greene, for 58 Greenwich avenue, Inc., owner, filed January 11, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in a local retail use, C area district, the erection of a proposed stair bulkhead and new dining room space on the second story, affecting premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on February 1, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on June 28, 1949, after due notice by publication in the Bulletin, and laid over to July 6, 1949, at request of objector's representative; and

WHEREAS, the district maps accompanying the zoning resolution show that West 11th street is in residence and local retail use, C area and Class 1½ height districts; Greenwich avenue and the site are in a local retail use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated December 30, 1948, re Amendment to Alt. Applic. 151/48, reads:

"A1. Repeat. The erection of the proposed extension (Bulkhead) and new Dining Space on the 2nd story in a local retail district contrary to Art. II, Sec. 4c and Art. IV, Sec. 17B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 74 ft. in depth (irregular), on which is located a building covering the entire lot on the 1st floor with the exception of an opening at the rear of the lot, 3 ft. 6 in. by 3 ft. 6 in., 44 ft. 4 in. in depth on 2nd, 3rd and 4th floors, 38 ft. in height, Class 3 construction, presently used as a restaurant and apartments; that it is proposed to use the second floor for dining purposes; that an extension is proposed at the rear of the second floor, to house the bulkhead which will enclose a new stair leading to the second floor from the present 1st floor restaurant; and

WHEREAS, the applicant contends that this new space would be used for a seating capacity not exceeding 40 persons; that the exit facilities from the 2nd floor, as shown, are acceptable to the Department of Housing and Buildings; that all other conditions throughout the building would remain the same; that the facade would be maintained in its present condition with no additional evidence displayed on the front to indicate that the business use is above the first floor level; that the present owners have maintained this restaurant in an exemplary manner and enjoy a good reputation in the neighborhood; that the proposed changes outlined herein are for the purpose of providing some additional seating due to the great demand; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship; and that it is an appropriate case in which to exercise its discretion to grant under Section 7 Subdivision c of the zoning resolution as to extension of use.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area and section 7c as to extension of use, to permit the second floor to be occupied as proposed for restaurant purposes, as indicated on plans filed with this application, marked "Received January 11, 1949" (4 sheets) and as amended by plans marked "Received February 24, 1949" (8 sheets), *on condition* that the extension in the building itself shall be restricted to the proposed stairway, as indicated on such plans, at the rear of the building, to provide an exit from the second floor to the first floor and thence to the street; that such stairway shall comply with all laws relative thereto; that there shall be no window or skylight opening from such stair enclosure above the rear first story extension roof; that the building shall not be increased in height or area and that the use of the premises as a restaurant shall not extend beyond the present second floor, as proposed; that such second floor shall be used for dining purposes only and not used for cooking; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

943-48-BZ

APPLICANT—Daniel Santoro, for Edward D. Caiazzo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence and business-1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop.

PREMISES AFFECTED—417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (943-48-BZ)

WHEREAS, Daniel Santoro, for Edward D. Caiazzo, owner, filed October 15, 1948, an application under Sections 7i and 7e of the zoning resolution, to permit in a residence and business 1 use district, the erection and maintenance of a building to be used as stores, dwelling, automobile showroom and motor vehicle repair shop, affecting premises 417 to 419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond; and

WHEREAS, a public hearing was held on February 23, 1949, after due notice by publication in the Bulletin, and laid over to March 29, 1949 for inspection by a committee of the Board—applicant to obtain a new decision from the borough superintendent, correct his application, and file revised plans as to agency proposed to occupy the building; then laid over to May 24, 1949, for applicant to file revised plans; then again laid over to June 28, 1949 and July 6, 1949, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Richmond avenue is in a business 1, D area and Class 1½ height district; and Homestead avenue and the site are in residence and business 1 use, D and E area and Class 1½ and 1 height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated January 4, 1949, acting on N. B. Applic. 549-48, reads:

"1. The proposed 1 story non-fireproof building to be used as a store, dwelling and automobile show room and repair shop is not permitted, as it is contrary to uses permitted in this residential and business-1 use zone. (Zone res. Art. II, Sec. 3 & 4 (a)—(29)."

and

WHEREAS, the applicant states that the premises consist of a plot 100.17 ft. front by 104.91 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 88 ft. front by 68 ft. in depth, irregular, one story, 13 ft. in height, of Class 3 construction, to be used as stores, auto sales room, (for Crossley Motors Corporation), motor vehicle repairs and apartment; and

WHEREAS, the applicant contends that it is proposed to use the space directly at the rear of the automobile salesroom to repair automobiles, principally the automobiles sold on the premises; that the repair shop is limited in size, being 31 ft. 8 in. wide and 25 ft. in depth; that the limited space, limits the amount of repairs which can be handled at any one time to three or four automobiles; that the repair shop is to be used only in conjunction with the automobile sales room in the same building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit minor repairing and servicing of cars dealt in by the agency for Crossley Motors, substantially as proposed and as indicated on plans filed with this application, marked "Received October 15, 1948" area plan (1 sheet) and "Received March 2, 1949" (2 sheets), and as revised by plans marked "Received June 30, 1949," to permit the construction of the one-story salesroom building with the repairing facilities as indicated thereon, *on condition* that the building shall comply in all other respects with all laws, rules and regulations applicable thereto; that there shall be constructed on the southerly, easterly and westerly lot lines a masonry wall, properly coped, not less than 5 ft. 6 in. in height where walls of proposed building do not occur; that the yard space shall be properly surfaced and drained; that any curb cut opposite the driveway on the southerly side as proposed shall not exceed 15 feet in width; that the sidewalks and curbs shall be maintained to the satisfaction of the borough president; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

987-48-BZ

APPLICANT—Henry Nordheim, for Arthur Schwartz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building on 1st floor, using more than the area permitted.

PREMISES AFFECTED—3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and David Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (987-48-BZ)

WHEREAS, Henry Nordheim for Arthur Schwartz, owner, filed November 23, 1948 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of an existing building on the first floor, using more than the area permitted, affecting premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx; and

WHEREAS, a public hearing was held on June 21, 1949 after due notice by publication in the Bulletin, and laid over to July 6, 1949, for applicant to file plan and photograph by July 2nd; and

WHEREAS, the district maps accompanying the zoning resolution show that East 225th street is in residence and business use, C area, Class 1¼ height districts; White Plains road and the site are in a business use, C area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated November 4, 1948 acting on Alt. Applic. 613-48 reads:

"1. Proposed extension in a Business Use C Area district exceeds ground coverage permitted in Article IV, Section 19(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 17.5 ft. frontage by 80.32 ft. in depth, on which is located a building 17.5 ft. front by 50 ft. in depth, two stories, 21 ft. in height, presently used as store and dwelling, for which C.O. 2578-25 has been issued for stores and dwellings; that it is proposed to extend the existing building on 1st floor to cover the entire lot (30 ft.), 16 ft. 6 in. in height, of Class 3 construction, to be used by present store; and

WHEREAS, the applicant contends that the first story now contains a store occupied as a gift shop and the area of which is insufficient for the owners trade and stock, said store being only 16 ft. 6 in. by 49 ft. deep; that the proposed extension would be 16 ft. and 6 in. wide by 29 ft. deep giving him an additional area of 478 sq. ft.; that all the buildings fronting on White Plains road from East 225th street to East 226th street were erected in 1925 and with the exception of the two corner buildings were 50 ft. deep, and of the eleven fifty foot buildings, six have been extended to the rear lot line; that the adjoining building on the north of this site has an extension reaching to the lot line similar to what this owner proposes to construct; that the owner requires more space for his trade and storage of stock may be noted from the fact that he converted the second floor apartment to a storage area, for which occupancy he has also filed an appeal (Cal. #988-48-A); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof as to area, to permit the proposed extension as indicated on plans filed with this application, marked "Received November 23, 1948" (3 sheets) and "June 30, 1949" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows or other openings in the rear wall of the proposed extension; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

1117-48-BZ

APPLICANT—Roslyn Lindheim, for The L.L.F. Realty Co., Inc., owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—190-01 Union turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Roslyn Lindheim and Mitchell G. Ittelson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1117-48-BZ)

WHEREAS, Roslyn Lindheim, for The L.L.F. Realty Co., Inc., owner, filed December 23, 1948 an application under section 21 of the zoning resolution to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted, affecting premises 190-01 Union Turnpike, northeast corner of 190th street (Block 7207, Lot 42), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 21, 1949, after due notice by publication in the Bulletin, and laid over to July 6, 1949, for inspection and decision by the Board, without further argument—applicant to file revised plans; and

WHEREAS, the decision of the borough superintendent, dated November 26, 1948, re N.B. Applic. 6405-48, reads:

"1. Area of proposed building exceeds area permitted in a D district, Art. IV, sec. 14 B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 85 ft. in depth, presently vacant; that it is proposed to erect a building 90 ft. front by 65 ft. in depth, one story 15 ft. in height of Class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that although the property was always in a D zone, the allowable building area under the D zone has been changed; that under the old regulation they would have been able to build on 6750 sq. ft. of the property; that the adjoining buildings on the other half of the block were built before the zoning regulation was changed and are 65 ft. in depth; that they will maintain the existing row of trees at the rear of the property and build a brick fence extending from the building to the hedge so as to protect the residential neighborhood in the rear; that they will construct a mansard roof on both Union turnpike and 190th street; that in addition the building will be set back 10 feet from the side street; that these items are to comply with a restrictive covenant on the property by the original owners in compliance with a request by the Federal Housing Administration, copy of which covenant is filed with this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the construction of a one-story building, as proposed and as indicated on plans filed with this application, marked "Received December 23, 1948" (6 sheets) and revised plans, marked "Received June 30, 1949" (2 sheets),

on condition that there shall be constructed along the rear lot line to the north a brick masonry wall not less than 5 ft. 6 in. in height for the full width of the lot; that trees and planting shall be maintained within the rear space except for a pathway for access to the stores; that such pathway shall not exceed 5 feet in width; that along 190th street the space proposed to be unbuilt upon for a width of approximately 10 feet shall be landscaped; that the sidewalks and curbs around the premises shall be maintained to the satisfaction of the Borough President; that partitions between the stores shall comply with the Code by being carried up to the underneath side of the roof boarding; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

1123-48-BZ

APPLICANT—Roslyn Lindheim, for the L.L.F. Realty Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—265-01 to 265-29 Union turnpike, north side, between 265th and 266th streets (Block 8541, Lot 62), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Roslyn Lindheim and Mitchell G. Ittelson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1123-48-BZ)

WHEREAS, Roslyn Lindheim, for the L.L.F. Realty Co., Inc., owner, filed December 23, 1948, an application under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted, affecting premises 265-01 to 265-29 Union turnpike, north side, between 265th and 266th streets, (Block 8541, Lot 62), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on June 21, 1949, after due notice by publication in the Bulletin, and laid over to July 6, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 265th and 266th streets and Union turnpike are in residence and local retail use, D area and class 1 height districts; the site is in a local retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 26, 1948, acting on N.B. Applic. 6403-48, reads:

"1. Area of bldg. exceeds that permitted in a 'D' area district. Contrary to Art. 4, Section 14, Subd. C, Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot 207.03 ft. front by 76.22 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 207.03 ft. front by 58 ft. in depth (irregular), one story 15 ft. in height, to be used as stores (15); and

WHEREAS, the applicant contends that according to present zoning regulations they are permitted to build on 10,600 sq. ft. of the land; that by using this area the stores will not be deep enough for the prospective tenants; that they

MINUTES

would like to increase the allowable area to 11,883.41 sq. ft. which would mean an additional 1283 sq. ft. of coverage; that the property has always been in a D zone, but the allowable building area of the D zone was changed and under the old D zone regulations they would have been able to build on 10,686 sq. ft. of land; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the construction of a one-story store building as proposed and as indicated on plans filed with this application, marked "Received December 23, 1948" (6 sheets), *on condition* that the building shall comply in all other respects with all laws, rules and regulations applicable thereto; that the rear portion of the premises proposed to be unbuilt upon shall be properly paved and drained; that the sidewalks and curbing surrounding the premises shall be maintained to the satisfaction of the Borough President; that partitions between stores shall be carried up to the underneath side of the roof boarding, as required by the Code; that there shall be constructed along the street line of 77th avenue where the wall of the proposed building does not extend to that point, a masonry brick wall, not less than 5 feet 6 inches high, properly coped and with openings therein as may be required to permit access to the rear store doors; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

38-49-BZ

APPLICANT—Henry G. Harrington, for Frank Matrunola, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building, using more than the area permitted.

PREMISES AFFECTED—6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (38-49-BZ)

WHEREAS, Henry G. Harrington for Frank Matrunola, owner, (Colonial Realty Co., Inc., lessee) filed January 20, 1949 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of first floor of existing building using more than the area permitted, affecting premises 6903 4th avenue, north side, 20 ft. south of Bay Ridge avenue (Block 5873, Lot 12), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 7, 1949 after due notice by publication in the Bulletin, and laid over to June 14, 1949, for applicant to file revised plans and revised statement; then laid over to June 21, 1949, for inspection and for applicant to comply with the requirements as stated at the hearing of June 7, 1949 and file revised statement and plans; then laid over to June 28, 1949, for further consideration and for applicant to ascertain the legality of

the fire escape existing to the rear and also the Department of Housing and Buildings approval for landing rear fire escape on the proposed roof extension without any getaway; then again laid over to July 6, 1949 for further consideration after applicant has filed revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Bay Ridge avenue, 4th avenue and the site are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated December 20, 1948 acting on Alt. Applic. 2863-48 reads:

"1. Proposed extension exceeds 60% of the excess area of the lot contrary to Art. IV, Sec. 13(b) of Zone Res." and

WHEREAS, the applicant states that the premises consist of a plot, 19 ft. 10 in. frontage by 91 ft. 5¾ in. in depth, irregular, on which is located a building 19 ft. 10 in. front by 62 ft. 7¾ in. in depth, irregular, 3 stories 35 ft. in height, of class 3 construction, used as a real estate office and dwelling; that C.O. 90904 was issued for store and four families, class A multiple dwelling hereafter converted; that it is proposed to erect an extension 28 ft. 10 in. in depth, on 1st floor, 14 ft. 6 in. in height, of class 3 construction, to be used as office by the present real estate office; and

WHEREAS, the applicant contends that the proposed rear extension is to be one story high and to be below the level of the 2nd story window sills throughout; that permission is requested to allow the occupancy of the entire lot in the 1st story only; that the existing unoccupied rear yard is 28 ft. deep; that as it is desired to occupy the full area of the rear yard, it is 60% in excess of the 40% of the unoccupied rear yard; that the rear yard in which the extension is proposed to be erected is now surrounded by existed buildings as follows: immediately adjacent to the north is an existing one-story brick extension full depth of both lots; that immediately adjacent on the east is a three-story brick dwelling contiguous to the rear lot line of the proposed extension; that 58 ft. to the south there is a six-story brick multiple dwelling that is 138 ft. 6 in. deep on its north side lot line and therefore it extends 60 ft. past the rear wall of the proposed extension; that the rear yard proposed to be occupied is now completely enclosed by existing buildings on all sides as far as through block ventilation is concerned; that the one-story proposed rear extension being no higher than any adjacent building will not detrimentally affect the ventilation of this block; that the granting of this application will materially appreciate the usefulness of the owner's property for it will permit him to utilize this otherwise useless rear yard; that as the yard is now situated and surrounded, it is valueless to either the owner or his immediate neighbors and the one-story extension in this instance will not impair in any way the value or use of adjacent property or of the block; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked "Received January 20, 1949" (4 sheets) as amended by revised plans, marked "Received June 14, 1949" (4 sheets) and as further revised by plans marked "Received June 30, 1949" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the exits for the portion of the dwelling, classified as a Converted Multiple Dwelling shall comply with the requirements of the Multiple Dwelling Law; that if fire escapes are not duly approved

MINUTES

by the borough superintendent, the law shall be complied with by installing a sprinkler system within the stairhall, as permitted; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

173-49-BZ

APPLICANT—John J. Beatty, for Hedwig Buxbaum and Bertha Plaut, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension to existing meat packing plant, using more than the area permitted.

PREMISES AFFECTED—1692 Pacific street, south side, 105 ft. 4 in. east of Schenectady avenue (Block 1342, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty, Morris Plaut, Philip Bromatu and Albert Olshewsky.

For Opposition: Florence A. Gehling and Hannah Holmes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdoek, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (173-49-BZ)

WHEREAS, John J. Beatty, for Hedwig Buxbaum and Bertha Plaut, owners, filed March 10, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension to an existing meat packing plant, using more than the area permitted, affecting premises 1692 Pacific street, south side, 105 ft. 4 in. east of Schenectady avenue (Block 1342, Lot 13), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 6, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Pacific street and Schenectady avenue are in residence and manufacturing use, C area and Class 1 height districts; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 1, 1949, acting on Alt. Applie. 4211/48, reads:

"4. Proposed extension to building used for meat packing and preparing on premises located in a residence zone is contrary to Article II, Section 3 of the Zoning Resolution.

5. Proposed extension to occupy more than 60% of the surplus area on premises located in a 'C' area zone is contrary to Article IV, Section 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 27 ft. front by 105 ft. 4½ in. in depth on which is located a building 27 ft. front by 50 ft. in depth, one story 14 ft. in height, of Class 3 construction, presently used as a meat packing plant for which Certificate of Occupancy #72546/33 was issued for pickling beef and smoking of meats; that it is proposed to erect an extension in the rear of the existing building, 27 ft. by 36 ft. in depth, one story in height, of Class 3 construction to be used in conjunction with the existing building and for installation of a refrigerator; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board;

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to

warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to extension of area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c as to extension of use, and Section 21 as to extension of area, to permit the extension of the building as proposed and as indicated on plans filed with this application marked "Received May 23, 1949" 3 sheets, on condition that the building shall not be further increased in height or area; that this variance shall continue only so long as the building is occupied for the present use and meets the requirements of all laws, rules and regulations applicable thereto, including the requirements of the Department of Health; that the extension proposed shall be occupied for the uses as shown on such plans and no other uses; that there shall be a smoke stack erected on the roof of the existing building or the extension to carry all fumes and smoke above the roof of the building for a height of not less than 10 ft.; that no windows shall be erected on the side lot lines except there may be windows on the west, provided the windows are for ventilation for the rest and storage rooms only; that there shall be no openings in the rear wall, except one door for exit only; that the rear yard shall be cement paved and all properly drained; that suitable fences shall be maintained on the rear and side lot lines of such rear yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

229-49-BZ

APPLICANT—Herman Kron, for Patriek J. Hangle, owner (Morton Rosanoff, Ira Brown and Paul Drukerman, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the restricted retail use district portion of a lot, located in a residence and restricted retail use district, the erection and maintenance of an auto laundry.

PREMISES AFFECTED—Northwest corner of Bruckner boulevard and Fteley avenue (Block 3731, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron, Patriek J. Hanley, Ira Brown and Morton H. Rosanoff.

For Opposition: William A. Mohr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdoek, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (229-49-BZ)

WHEREAS, Herman Kron, for Patriek Hangle, owner, Morton Rosanoff, Ira Brown, and Paul Drukerman, lessees, filed March 22, 1949, an application under Section 7c of the zoning resolution to permit in the restricted retail use district portion of the lot located in residence and restricted retail use districts, the erection and maintenance of an auto laundry (principle business) premises northwest corner of Bruckner boulevard and Fteley avenue (Block 3721, Lot 1), Borough of The Bronx; and

WHEREAS, a public hearing was held on July 6, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Fteley avenue is in a restricted retail use, D area and Class 1 and 1½ height district; that Bruckner boulevard and the site are in residence and restricted

MINUTES

retail use, D and E area and Class 1 and ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1949, acting on amendment to N.B. Applic. 184-49, reads:

"2. Proposed use of this building for auto laundry, on a lot which is partly in a restricted retail and partly in a residence district, is contrary to Articles III, and IV of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 182.07 ft. front by 67.37 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 20 ft. in depth, one story 15 ft. in height, to be used as an auto laundry for the rapid washing of motor vehicles; and

WHEREAS, the applicant contends that the proposed use of these premises will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of the inhabitants; that the owner is willing to surround the premises with such safeguards as the Board may deem necessary to protect the surrounding area; and

WHEREAS, the use proposed is a prohibited use in a business use district under Section 4(a) (52); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 184-49, Obj. 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

247-49-BZ

APPLICANT—Robert Gottlieb, for Walter B. Cooke, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Gottlieb and Edward J. Devlin, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (247-49-BZ)

WHEREAS, Robert Gottlieb, for Walter B. Cooke, Inc., owner, filed March 30, 1949 an application under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted, affecting premises 22-24 Snyder avenue, south side, 207 feet east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 7, 1949, after due notice by publication in the Bulletin, and laid over to June 28, 1949 for inspection, then to July 6, 1949, for consideration by the Board and for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Snyder avenue, Flatbush avenue and

the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1949, re N.B. Applic. 140-49, reads:

"1. Proposed 'store & storage garage for more than 5 motor vehicles and showroom' located within a business use district violates Art. II, Sec. 4a-15 Bldg. Zone Resolution.

2. Proposed structure located within a C area district to occupy the full area of lot violates Art. IV Sec. 13b Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 40 ft., 3 stories, presently used as store and apartment—to be demolished; that it is proposed to erect a building to cover the entire plot on the first floor and 40 ft. deep on the 2nd floor, 1 and 2 stories, 13 and 29 ft. in height, of Class 1 construction, to be used as storage garage for more than five motor vehicles and store on 1st floor and showroom on 2nd floor; and

WHEREAS, the applicant contends that the owner of the subject site owns the adjoining plot on the west (60 ft. x 100 ft.) on which they operate a funeral parlor in a three-story fireproof building; that this funeral home contains eleven separate reposing rooms and is capable of handling a number of funerals at one time; that because of these multiple funerals and the designation of Snyder avenue at this point by the Police Department as a No Parking Street, an almost impossible situation has arisen in connection with the parking of limousines and hearses owned and operated by the funeral home, as well as the impossibility of parking cars used by relatives and friends of deceased; that in order to alleviate this condition and to provide adequate parking facilities for itself, its employees, customers and patrons, the owner purchased the property immediately adjoining the funeral home to the east; that the proposed garage would be used solely for limousines and hearses owned and operated by Walter B. Cooke, Inc. and used in connection with funerals leaving the premises immediately adjoining to the west; that the only other uses of this garage would be for parking cars of customers and employees of Walter B. Cooke, Inc. and cars of persons calling at the funeral home; that the garage would be used for no other purpose and no gasoline or oil would be sold and there would be no servicing or repair facilities of any kind; that the gas tank would be for the owner's cars only; that the street now has many nonconforming uses; that there is a 125 ft. public garage immediately adjoining the proposed building on Lot 20; that the Brooklyn Edison Co. has a garage to the rear of its building across the street on Lot 8; that there is a bakery (factory), two stories high, adjoining the garage on Lot 25 and a one story garage on Lot 29; that on the corner is a gas station; that on the north side of the street (Block 5103) there is a 50 ft. x 200 ft. parking lot; that the garage immediately adjoining this lot on the east occupies 100% area, 105 ft. deep; that the light and ventilation of the adjoining buildings would not be in any way affected by the proposed building, the ground floor of which would extend to the rear portion of the plot; that the adjoining funeral parlor is built to the rear lot line and has a court to the east for ventilation; that to the rear of the garage adjoining on the west of the subject site is a building occupied by the New York Telephone Co. and has a very large court behind it and between the rear of the lot lines of these properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant amended the basis of his application calling attention to the provision in the first paragraph of Section 4, Subdivision 15, permitting additional building coverage; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance as to use under section 7f of the zoning resolution; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant

MINUTES

under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f as to use and section 21 as to extension of area for a term of fifteen years to permit the construction of a garage building with second story for office space and showroom, as proposed and indicated on plans filed with this application, marked "Received March 30, 1949" (3 sheets) and "May 9, 1949" (1 sheet), *on condition* that this variance shall continue only so long as the building is occupied for the storage of motor vehicles, as proposed, belonging to the patrons, employees or owners in connection with the adjoining building on Lot 15 under the same ownership and occupied as a funeral home; that gasoline storage shall be solely for owners cars and not sold to others; that there may be an opening in the side wall to the west opening to the side yard of the adjoining building on lot 15 for access and exit purposes; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 481-49-A; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

270-49-BZ

APPLICANT—Ingram S. Carner, for 65-60 Austin St. Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted.

PREMISES AFFECTED—65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Sam Ostkofsky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0.

THE RESOLUTION (270-49-BZ)

WHEREAS, Ingram S. Carner, for 65-60 Austin Street Corporation, owner, filed April 4, 1949, an application under Section 21 of the zoning resolution, to permit in an unrestricted use, D area district the erection and maintenance of a storage garage, using more than the area permitted, affecting premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on June 21, 1949 after due notice by publication in the Bulletin, and laid over to July 6, 1949, for inspection and decision by the Board—applicant to file plan to show buildings on the adjacent property and how garages thereon were permitted; and

WHEREAS, the district maps accompanying the zoning resolution show that 65th road is in business and residence use, D area and Class 1 height districts; Austin street is in business and unrestricted use, D area and Class 1 height districts; that the site is in an unrestricted use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 1, 1949, acting on N.B. Applic. 1044-49, reads:

"1. Proposed building located in a D district exceeds 55% of the area of the lot (Sec. 14c, Art. 4, B.Z.R.)."

and

WHEREAS, the applicant states that the premises consist of a plot 80.35 ft. front by 80.67 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 80.35 ft. front by 79.29 ft in depth, irregular, one story, 13 ft. 4 in. in height, of Class 1 construction, to be used as a storage garage for more than five motor vehicles, using more than the area permitted (3529 sq. ft.) by an excess of 2886.99 sq. ft.; and

WHEREAS, the applicant contends that the present owner took title to the property October 24, 1941, and it was the owner's intention at that time to improve this property in a similar manner as he did with the adjacent property to the west; that it was impossible for the owner to proceed with his undertaking due to the war, the subsequent shortage of materials, etc.; that it is still the owner's intention to erect a one-story Class 1 fireproof storage garage on the premises occupying approximately 100% of the land, and as more specifically shown on plan; that however to do so at this time, due to the change in the zoning law after the present owner took title, is in conflict with the zoning law change of December 2, 1944; that to the rear of the premises and at a lower level, the Long Island Railroad and its right of way are located; that to the east and west of the premises, and in fact the entire easterly portion of the block are garages using approximately 100% of the area; that this is the last remaining vacant parcel possible of providing much needed garage space within the immediate area, and to build, using 100% of the land area, would not affect the light nor air of any parcel or property in the neighborhood; and

WHEREAS, the garage buildings on either side extend to the rear of their lots and were so permitted when erected; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area, to permit the construction of the one-story Class 1 storage garage to cover the entire lot as proposed and as indicated on plans filed with this application, marked "Received April 4, 1949" (3 sheets); *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any opening on the side lot line wall or communication with the garage building on Lot 90 under same ownership or control shall be protected with a fireproof door assembly meeting the requirements of the Code; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

269-49-A

APPLICANT—Burke, Morrison, and Green, for Langdale Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-06 to 269-12 81st avenue, 268-02 to 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-59 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to

MINUTES

268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens, N.B. 1049 to 1062-1949 (under section 35 General City Law, re bed of mapped street—269th street and under section 36 General City Law, buildings not facing on legal streets).

APPEARANCES—

For Applicant: John F. Fitzsimons, Kalman Klein and Samuel R. Paul.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 10 a.m., for adoption of resolution; no further hearing.

199-49-A

APPLICANT—John J. Beatty, for Cohen Bros., owners (Morlabee Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Beatty and Moe Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken by the Board this day under Cal. 198-49-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

378-49-A

APPLICANT—Pennsylvania Salt Mfg. Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner re Packaging Combustible mixtures, known as "Erusto Oil, Paint and Grease Remover and Erusto Solvent" in one gallon glass jugs (capacity of containers not in conformity with Adm. Code requirements).

APPEARANCES—

For Applicant: George W. Benbury.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

686-48-A—Vol. II

APPLICANT—Charles M. Spindler, for Long Island Railroad Co., owner (Spur Distributing Co., lessee).

SUBJECT—Application reopened June 7, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn re Appeal from a decision re an order of the fire commissioner).

PREMISES AFFECTED—21-02 to 21-20 Jackson avenue and 47-01 to 47-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (686-48-A—Vol. II)

WHEREAS, Charles M. Spindler, for Long Island Railroad Company, owner, Spur Distributing Company, lessee, filed July 13, 1948, an appeal from a decision of the borough superintendent, affecting premises 21-02 to 21-20 Jackson avenue and 47-01 to 47-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, this appeal was reopened as Vol. II on June 7, 1949 and restored to the docket for consideration, the appeal having been previously withdrawn to permit applicant to file plans with the Dept. of Housing and Buildings; such plans have been filed under Misc. Applic. 7487-48 and decision by the borough superintendent rendered thereon May 19, 1949; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1949, acting on Misc. Applic. 7487-48, reads:

"1. The proposed interconnection of a bulk storage plant facilities with the storage tanks of a gasoline service station is not provided for in either C19-50.0, C19-73.0 or any other section of the Administrative Code, City of New York."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. by 70 ft. in area, upon which there exists a building one story, 12 ft. in height, 18 ft. 6 in. by 12 ft. in area, of Class 3 construction, erected 1936, located in an unrestricted use, A area, Class 1½ height district, and used and occupied since 1936 as a gasoline service station and gasoline bulk storage plant, 5 persons; that no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that this appeal is filed to secure permission to maintain the existing pump and fixed piping supplying two 550 gallon gasoline tanks from a 15,000 bulk storage gasoline tank; that the gasoline station was constructed under Alt. 467-36 and N.B. 184-36; that the bulk storage plant adjoining the gasoline station, under the same ownership, was constructed under Alt. Applic. 373-36; that the same lessee operates the gasoline station and bulk plant; that since they have no bulk storage plant in this area all deliveries to the gasoline stations operated by them are by railroad tank car; that the 15,000-gallon tanks hold about the capacity of two tank cars; that this tank is legally used for this purpose and there are separate 550-gallon tanks legally used on the gasoline station to supply the station pumps; that there is a transfer pump maintained with fixed piping to transfer the gasoline from the 15,000-gallon storage tank to the 500-gallon gasoline station tanks; that there will be no violation in attaching a hose to the loading spout and running this hose to the fill box of the station's tanks; that the present method, with the use of the fixed piping reduces the hazards; that there are valves at the pump that control the supply to the 550-gallon tanks and to the loading platform and an overflow line back to the 15,000-gallon storage tank with a cross sectional area twice that of the discharge line area; that the bulk storage plant is equipped with telegraphic communication to fire headquarters and the storage tank is provided with a CO₂ fire extinguishing system; that all tanks are buried, encased in concrete, and comply with the Code in all respects.

Resolved, that the decision of the borough superintendent acting on Misc. Applic. 7487-48 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the pumps used in the operation of the gas station to be fed from the gasoline storage plant as proposed and as

MINUTES

indicated on plan marked "Received July 13, 1948," two sheets, *on condition* that the equipment shall be maintained to the satisfaction of the fire commissioner; that the bulk storage plant and gasoline service station shall each comply with the requirements of the Administrative Code in all other respects.

687-48-A—Vol. II

APPLICANT—Charles M. Spindler, for Long Island Railroad Co., owner (Spur Distributing Co., lessee).

SUBJECT—Application reopened June 7, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn re Appeal from a decision re an order of the fire commissioner.)

PREMISES AFFECTED—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (687-48-A—Vol. II)

WHEREAS, Charles M. Spindler, for Long Island Railroad Company, owner, Spur Distributing Company, lessee, filed July 13, 1948, an appeal from a decision of the borough superintendent, affecting premises 42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens; and

WHEREAS, this appeal was reopened as Vol. II on June 7, 1949 and restored to the docket, having been previously withdrawn November 18, 1948, to permit the applicant to file plans with the borough superintendent and to obtain a decision, which has been received under date of May 19, 1949, as to Misc. Applic. 7496-48; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1949, acting on Alt. Applic. 7486-48, reads:

"1. The proposed interconnection of a bulk storage plant facilities with the storage tanks of a gasoline service station is not provided for in either C19.50.0, C19.73.0 or any other section of the Administrative Code, City of New York."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. by 70 ft. in area, located in an unrestricted use, A area, Class 1½ height district, upon which there exists a building, one story, 12 ft. in height, 18 ft. 6 in. by 12 ft. in area, of Class 3 construction, erected 1936; that the premises have been used and occupied since 1936 for a gasoline service station and bulk storage plant with an occupancy of 5 persons; and

WHEREAS, the applicant contends that permission is sought to maintain the existing pump and fixed piping supplying two 550-gallon gasoline tanks on the gasoline station site from a 15,000-gallon bulk storage gasoline tank on the adjoining premises; that the gasoline station was constructed under Alt. 1443-36 and N.B. 860-36; that the lessee operates both the station and the bulk storage plant and since it has no bulk storage plant in this area, all deliveries to the stations are made by railroad tank car; that the 15,000-gallon bulk storage tank holds approximately the capacity of two tank cars; that the only question is the transfer pump maintained with fixed piping for transferring the gasoline from the 15,000-gallon tank to the 550-gallon tanks on the gasoline station site; that there will be no violation in attaching the hose to the loading spout and running the hose to the fill box in the gasoline station's tanks; that the present methods with the use of fixed piping reduces the

hazard; that there are valves at the pump to control the supply to the 550-gallon tanks and to the loading platform and there is an overflow line back to the 15,000-gallon storage tank with a cross sectional area twice that of the discharge line; that the bulk storage plant is equipped with telegraphic communications to fire headquarters and is provided with a CO₂ fire extinguishing system; that all tanks are buried, encased in concrete, and comply with the law in all respects.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 7486-48 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the pumps used in the operation of the gas station to be fed from the gasoline storage plant as proposed and as indicated on plan marked "Received July 13, 1948," two sheets, *on condition* that the equipment shall be maintained to the satisfaction of the fire commissioner; that the bulk storage plant and gasoline service station shall each comply with the requirements of the Administrative Code in all other respects.

988-48-A

APPLICANT—Henry Nordheim, for Arthur Schwartz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3982 White Plains road, east side, 70.78 ft. north of East 225th street (2nd floor); (Block 4839, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and David Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (988-48-A)

WHEREAS, Henry Nordheim, for Arthur Schwartz, owner, filed November 23, 1948 an appeal from a decision of the borough superintendent, affecting premises 3982 White Plains road, east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1948, acting on amendment to Alt. Applic. 613-48, reads:

"4. Provide lawful enclosed stair from 2nd floor, as per Sections 6.1.2.2 (3)a(3), 6.4.1.8.1 (h)1 (c) 6.4.1.11 (k)3."

and

WHEREAS, the applicant states that the building is two stories, 21 ft. in height; 17.5 ft. by 50 ft. in area, of Class 3 construction; erected in 1925 on a lot 17.5 ft. by 80.32 ft. in area, in a business use C area, Class 1¼ height district, and used and occupied since 1944—cellar, storage and boiler-room; 1st floor, store; 2nd floor, storage, proposed to be used and occupied as follows: cellar, storage and boiler-room; 1st floor, store; 2nd floor, storage of general merchandise; that the building is provided with one 3 ft. 3 in. wide wood stairs, enclosed in partitions of wood lath and plaster, equipped with wood self-closing doors, provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant contends that the original plans filed show an entrance from the 2nd floor to the street; that such entrance is not provided; that the store in this building is conducted as a gift shop selling glassware, lamps and decorative articles; that in order to carry stock for his store the owner has converted the 2nd floor to storage use; that as no human occupancy will be on the 2nd floor there is no good reason for the stairway leading direct to street; that the stair is 40 in. wide, enclosed in plastered partitions

MINUTES

and provided with an iron ladder and scuttle to roof; and

WHEREAS, the premises was inspected by a committee of the Board, in conjunction with Cal. 987-48-BZ, and the Committee recommended that this appeal should not be granted; that the building should be in accordance with the requirements of the Code as to exits.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

1127-48-A

APPLICANT—Lama, Proskauer and Prober, for Hotel Properties, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1127-48-A)

WHEREAS, Lama, Proskauer and Prober for Hotel Properties, Inc., owner, filed December 29, 1948, an appeal from a decision of the borough superintendent, affecting premises 249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1948, acting on N.B. Applic. 217-48, reads:

"2. Provide two means of egress from every floor and roof as per Sec. 6.1.2.2.2 and 6.1.2.2.3 B.C.

3. Construction of openings in walls of garage building should comply with Sec. 10.7.3 B.C."

and

WHEREAS, the applicant states that the proposed building will be 3 stories, 27 ft. in height; 75 ft. by 100 ft. 5 in. in area at 1st floor; 75 ft. by 90 ft. 5 in. in area at typical floor, of Class 1 construction, located in a retail 1 use, B area, Class 2 height district, and the lot occupied since 1940 as a parking lot for 44 motor vehicles and now proposed to be used and occupied upon completion of the proposed building as follows: cellar, non-storage garage for parking and storage of more than five motor vehicles, no persons; 1st floor, same use, 5 persons; 2nd, 3rd and roof stories, same use, no persons each story; that the building will be provided with one 3 ft. 8 in. wide steel stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that it is proposed to remove the parking use and erect a 3-story and cellar open parking garage of fireproof construction; that the building will be provided with a 3 ft. 8 in. wide fireproof stairs from roof to street; that cars will be brought to the upper stories by elevator; and

WHEREAS, the applicant contends that there will only be five occupants in the building and these will be on the 1st floor most of the time; that the proposed stair is more than adequate; that the public will never be admitted to the cellar or upper floors; that there will be two means of egress from the 1st floor; that the openings on the street facade on all floors are modern design and in the modern manner of erecting parking garages; that these openings will present no additional hazard and will be in keeping with any modern design proposed for the development of this street; that all floors except the cellar will be designed for 75 lbs. live load, 2,000 lbs. concentrated load, roof will be designed for 75

lbs. live load, 2,000 lbs. concentrated load and provision will be made for snow loads.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 217-48, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of exit as proposed and indicated on revised plans, marked "Received July 1, 1949" (8 sheets) shall be constructed and maintained; that the proposed fire escape on the West 43rd street side shall be constructed with a well-designed railing; and *withdrawn* as to Objection 3 to comply; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 1126-48-BZ by resolution adopted on June 14, 1949.

297-49-A

APPLICANT—Charles M. Spindler, for 800 Sterling Place Corp., owner, (Sparkle Cleaners, Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Philip Ratner.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (297-49-A)

WHEREAS, Charles M. Spindler for 800 Sterling Place Corporation, owner (Sparkle Cleaners, Inc., lessee) filed April 18, 1949 an appeal from an order and decision of the fire commissioner, affecting premises 796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn; and

WHEREAS, Order 15565-LC issued by the fire commissioner July 8, 1948 and repeated in a decision of the fire commissioner dated March 25, 1949 reads:

"You are hereby notified that an inspection of the above premises used to store and use Varnoline, shows the following must be done before the permit requested by you can be issued.

1. Submit satisfactory evidence to this department that dry cleaning equipment (2 extractors, still, filter, wash tanks (2) and 10 dry tumblers) have been approved either by the Board of Standards and Appeals or a Certificate of Approval issued by this department. C19-13.0 Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 50 ft. by 100 ft. in area, of class 3 construction, erected in 1908, located on a lot 50 ft. by 100 ft. in area, in an unrestricted use C area class 1¼ height district, used and occupied since 1948 as follows: cellar—boiler room; 1st floor—dry cleaning plant—30 persons; and

WHEREAS, the applicant contends that this appeal is filed to secure approval of the dry cleaning machinery in use in this plant to comply with item 1 of the fire commissioner's order; that the dry cleaning machinery installed was made by various manufacturers and is of the standard type used in dry cleaning plants throughout the country and consists of the following: 10 Heubsch drying tumblers of the type submitted to the Board under Cal. 788-48-SA for general approval; one U. S. Hoffman "Amico" 40" extractor of the type submitted to the Board under Cal. 162-49-SA for general approval; one American Laundry Machinery Co. 40" Open Top extractor of the type submitted to the Board for approval under Cal. 208-49-SA; two 54" by 70" Prothers Washers consisting of a steel cylinder inside an outer steel casing, equipped with door safety interlocks and Underwriters approval explosion-proof motors and are similar in construction to those manufactured by the U. S.

MINUTES

Hoffman Machinery Co.; one 200-gallon Olson still with a capacity of 200 gallons per hour, basically similar in construction to the vacuum stills produced by all leading manufacturers of dry cleaning equipment; one 8000 gallon Butler filter with a capacity of 8000 gallons per hour, 40" in diameter by 91" high, with 5/16" steel top and bottom and 1/4" steel shell; that it is requested that the Board inspect this machinery and grant an individual approval for use of this equipment in this particular installation; and

WHEREAS, plans filed with the borough superintendent for the installation of the dry cleaning machinery in the premises in question indicate that it was proposed to install approved equipment; and

WHEREAS, plans filed with the borough superintendent under Misc. Applic. 11291-47 indicate the installation of three 1500-gallon buried varnoline storage tanks and one still, one filter and two washers; and

WHEREAS, the premises were inspected by a committee of the Board; and

WHEREAS, the Heubsch drying tumblers have been approved on June 14, 1949 under Calendar Number 788-48-SA; applications 208-49-SA and 162-49-SA are pending for approval of American Laundry Co. Extractor and Hoffman Extractor; applications have not been filed for approval of other equipment used in the building.

Resolved, that the decision of the fire commissioner as to Order 15565-LC be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two (2) years pending approval by the Board of the dry cleaning equipment now subject to applications for approval and as may be subject to applications for approval *on condition* that the premises shall be maintained to the satisfaction of the fire commissioner; that meanwhile a temporary C.O. may be issued by the Department of Housing and Buildings.

372-49-A

APPLICANT—Regal Chemical Corp., lessee, for 115 Dobbin Street Corp., owner.

SUBJECT—Appeal from decisions re orders of the fire commissioner.

PREMISES AFFECTED—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (street and 3rd floors); (Block 2616, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank J. Horan, E. Norman Clarke and F. Lodes.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (372-49-A)

WHEREAS, Regal Chemical Corp., lessee, for 115 Dobbin Street Corp., owner, filed May 3, 1949, an appeal from a decision and orders of the fire commissioner, affecting premises 109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (1st and 3rd floors), (Block 2616, Lot 12), Borough of Brooklyn; and

WHEREAS, Order #19242-LC issued by the Fire Commissioner March 2, 1949, and repeated in his decision dated April 1, 1949, reads:

"With reference to your application dated January 19, 1949, for the proposed storage of ten one-ton cylinders and 3,000 gallon tank under pressure of 'Genetron—102-J' this department is without power to grant such proposal for the reason that such storage creates a dangerous condition and is against the interest of public safety.

1. Your application for proposed storage of ten one-ton cylinders and one 3,000 gallon tank under pressure of 'Genetron—102-J' is, therefore, denied. C19-11.0, Administrative Code."

and

WHEREAS, Order #19619-LC issued by the Fire Commissioner March 4, 1949, reads:

"An inspection of your refrigerating system located at the above premises, shows the following must be done to have the system conform with Fire Department regulations:

1. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0-b, Administrative Code. (This refers to 2 45-pounds Schmache Machine and one 12-pound Carrier)."

and

WHEREAS, the applicant states that the building is 3 stories, 38 ft. in height, 55 ft. by 55 ft. in area, Class 3 construction, erected about 1913, located in an unrestricted use district and occupied since 1945: 1st story, packing, shipping and storage, 11 persons; 2nd floor, storage and office and laboratory, 10 persons; 3rd floor, filling Aerosol dispensers, 85 persons; that the building is equipped with an ADT interior fire alarm system and regular monthly fire drills are maintained; that there are two 43½ in. wide fireproof enclosed steel stairs, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends as to Order #19242-LC that request is made for permission to store ten one-ton cylinders of Aerosol dispersant whether it be Freon 12, as permitted by the Board under Cal. 407-44-A or the new Genetron 102 J, which is a new liquified compressed gas dispersant manufactured by the General Chemical Co. and having a vapor pressure of approximately 38 pounds per square inch at 70° F.; that Genetron 102-J is non-inflammable and nontoxic and approximates in the ethane series Dichloroifluoromethane (Freon 12) previously used solely as the dispersant for insecticidal areosols; that it is also proposed to use a 3,000-gallon pressure tank constructed as per the manufacturer's details as shown on drawings filed with this appeal, the tank to be tested for at least 150 lbs. per square inch hydrostatic pressure and to be buried as indicated on plan filed with this appeal; that the ground temperature beneath the building will vary little beyond 60° to 70° F. and therefore the vapor pressure within the tank will at no time appreciably exceed 38 lbs. p.s.i., which is the vapor pressure of Genetron 102-J at 70° F.; that the tank will be vented to atmosphere outside the building and the vent will be equipped with 100 lbs. capacity safety valve; that Genetron 102-J in ton cylinders is permitted to be stored in New York City by the Division of Combustibles of the Fire Department but since the applicant is operating under a resolution adopted by the Board under Cal. 407-44-A, the Fire Department found it beyond the sphere of their authority to change and modify the resolution; and

WHEREAS, the applicant contends as to Order #19619-LC, requiring the removal of the direct method of refrigeration that the building at 115 Dobbin street is solely occupied by the Regal Chemical Corp., manufacturing aerosol dispersants; that the reason for the refrigeration installation is that the compressing equipment involved is of such size that the installation above the street floor would be considered hazardous in a building of this construction; that the refrigerant lines involved are carried on the outside of the building from the street floor to the second and top floors; that all refrigerant safety pop-off valves and receivers are directly vented to the atmosphere outside the building; that the refrigerant used is exclusively F-12 contained in systems embodying approved compressors and heat transfer units only; that the units involved are as follows: two 20 H.P. Schmache compressors, one 3 H.P. Carrier compressor and one 5 H.P. Brunner compressor (emergency); that the refrigeration system is used for the cooling of aerosol solutions to approximately 10° F. to permit their handling at the four filling heads.

Resolved, that the decision of the fire commissioner acting on Order 19242-LC, Item 1, be and it hereby is *modified*

MINUTES

and that the appeal be and it hereby is *granted* to permit the storage of ten (10) one ton cylinders as permitted by the Board under Cal. 407-44-A by resolution adopted October 23, 1945, namely, ten (10) one ton cylinders of Freon or ten (10) one ton cylinders of Genetron-102-J or some of each chemical under the conditions as permitted under the resolution adopted October 23, 1945, and to permit the additional storage of such chemicals as proposed in a 3,000 gallon buried pressure tank *on condition* that such tank and piping and relief valves shall be tested to the satisfaction of the fire commissioner to a static pressure of 150 lbs.; and modified as to the decision of the fire commissioner acting on Order 19619-LC, to permit the continuation of the refrigerating system as described and as permitted by resolution adopted under Cal. 81-44-A on July 5, 1944 for the cooling of the product as now proposed as against the cooling of methyl bromide as previously proposed, *on condition* that the requirements of the resolutions as adopted July 5, 1944 under Calendar No. 81-44-A and October 23, 1945 under Calendar No. 407-44-A, shall be complied with in all other respects.

481-49-A

APPLICANT—Robert Gottlieb, for Walter B. Cooke, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Gottlieb and Edward J. Devlin, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (481-49-A)

WHEREAS, Robert Gottlieb, for Walter B. Cooke, Inc., owner, filed June 15, 1949, an appeal from a decision of the borough superintendent, affecting premises 22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), (1st floor), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1949, acting on N.B. Applic. 140-49, reads:

"3. Proposed storage garage within 20 ft. of the wall of a building occupied for public assembly violates Art. II, Sec. C19-65.0, Admin. Code."

and

WHEREAS, the applicant states that the proposed building will be 2 stories, 29 ft. in height; 50 ft. by 120 ft. in area at 1st floor; 50 ft. by 40 ft. in area at 2nd floor; of Class 1 construction, on a lot 50 ft. by 120 ft. in area, in a business use, C area and Class 1½ height district and used and occupied: 1st floor, storage garage for more than five motor vehicles and for store, 5 persons; 2nd floor, showroom; that the existing building on the lot erected in 1900 is used and occupied as follows: 1st floor, store; 2nd floor, dwelling, one family; that this building is proposed to be demolished; that the new building will be provided with one 44 in. wide iron fireproof enclosed stairs, equipped with fireproof self-closing doors extending direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the proposed building will be used as an accessory to the present funeral home at No. 20 Snyder avenue under the same ownership; that the garage will be used by funeral cars and hearses in the ownership of the operator of the funeral home; that the proposed 500-gallon buried gasoline tank will be located under the floor of the garage 19 ft. west of the garage wall as indicated on plan filed with this appeal; and

WHEREAS, the applicant contends that there is no boiler room or cellar proposed for this building; that the heating plant at No. 20 Snyder avenue is in a fireproof boiler room separated from the proposed garage by a 16 in. brick wall and the fuel oil tank for such boiler room is located still further west; that Section C19-65.0 would permit the erection of the proposed garage if it was a non-storage garage; that it is requested that the Board vary the requirements of Section C19-65.0 of the Administrative Code so as to permit the installation of one 550-gallon buried gasoline storage tank which tank would be located some distance from the adjoining building, which is of fire proof construction, since the proposed building will be fireproof and the hazard will not be increased by the installation of the tank in question.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 140-49, objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 247-49-BZ shall be complied with; that this building shall be used in conjunction with the adjoining building on Lot 15 under the same ownership and for the use as proposed in connection therewith and constructed and arranged without cellar as proposed.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

638-41-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—U.S.G. Pyrobar Gypsum Partition Tile (Reopened March 1, 1949 re amendment to include 4" solid Pyrobar Block).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (638-41-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 27, 1949

Re: Cal. 638-41-SM

Subject: Amendment to include 4" solid Pyro-bar block.

United States Gypsum requested, by letter dated September 24, 1948, that Cal. 638-41-SM be reopened and amended so as to include 4" solid Pyro-bar Gypsum Partition Tile. The case was reopened by a vote of the Board March 1, 1949.

Description

The 4" Solid Pyro-bar Gypsum Partition Tile are made of the same materials and cast on the same casting machine as the Pyro-bar Gypsum Partition Tile approved by the Board July 22, 1941 under Cal. 638-41-SM. The 4" block are of the same size on the face (30" x 12") as those approved differing only in thickness and weight, the weight being proportionally higher due to increased thickness.

Inspection

The plant of the applicant at New Brighton, Staten Island, New York, was inspected April 12, 1949 by J. A. Darts, Engineering Division, Committee on Test and W. W. Bainbridge representing the applicant and witnessed the casting of 3" and 4" Solid Tile on the same casting machine after adjustment was made as to molds. The material used was the same for both the 3" and the 4".

Recommendation

On the basis of the inspection the Committee on Test recommends that the resolution adopted July 22, 1941 be

MINUTES

amended so as to include 4" Solid Pyro-bar Gypsum Partition Tile unplastered, for 3 hr. Fire Resistance Rating on condition that the requirements of the resolution adopted July 22, 1941 under Cal. 638-41-SM be complied with.

(Sgd.) CHARLES M. BLUM, Commissioner,
Leslie V. Huber, Chief Engineer,
John A. Darts, Jr., Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board July 22, 1941 under Cal. 638-41-SM in accordance with the above report.

29-49-SM

APPLICANT—Corrosite Corporation, owner of formulation—license to Chamberlain Engineering Corporation for manufacture of formula.

SUBJECT—Corrosite (liquid plastic paint), approval of.

APPEARANCES—

For Applicant: Alfred Guiliani and Henry A. Childs.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (29-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 21, 1949

Re: Cal. 29-49-SM

Subject: Corrosite (liquid plastic paint) approval of.

Corrosite Corporation, owner, New York City and Chamberlain Engineering Corp. of Akron, Ohio, licensee to manufacture, filed October 23, 1948 an application with the Board of Standards and Appeals for approval of Corrosite (liquid plastic paint) under the provisions of C26.178.0.b and C26-522.0 and C26-1367.0 Administrative Building Code.

Description

The applicant claims that Corrosite is a balanced blend of thermo plastic and thermo setting resins that can be firmly bonded to metal. No oxidizing agent can attack either the plastic itself or the material beneath it; it is more flexible than paint and it dries rapidly so that successive coats can be applied one hour apart. This material however cannot be used where dry heat in excess of 275°F is involved or where immersion heat over 140°F is involved and acetic acid or petroleum derivatives will dissolve it after prolonged immersion.

Inspection and Test

The material was inspected and tested at the Chrysler Building and at the office of the Board. Present at these tests were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test, Clifford R. Palkie and Alfred Guiliani representing the applicant. Tests have also been made of the solvent action of Hydrochloric, sulphuric and other acids on Corrosite. The material withstood the acids except acetic with no deterioration. The material conforms to Federal Specification TT-P-141A.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the

approval of Corrosite (liquid plastic paint) for use in New York City under the provisions of C26-522.0 and C26-1367.0 Administrative Building Code provided the paint be manufactured and used as herein specified and that the paint be limited for use on materials which do not have a temperature in excess of 250° F., and that each container bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 29-49-SM."

(Sgd.) CHARLES M. BLUM, Commissioner,
Leslie V. Huber, Chief Engineer,
John A. Darts, Jr., Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

80-49-SA

APPLICANT—Wechsler and Schimmenti, for Hercules Laundry Machinery Co., Inc., owner.

SUBJECT—Hercules Dry Cleaning Wash Wheel, approval of.

APPEARANCES—

For Applicant: Max Wechsler and H. Goldman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (80-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 23, 1949

Re: Cal. 80-49-SA

Subject: Hercules Dry Cleaning Wash Wheel, Approval of.

The Hercules Laundry Machinery Co., Inc., filed January 24, 1949, an application with the Board of Standards and Appeals for approval of the Hercules Dry Cleaning Wash Wheel under the provisions of C19-76.0, C19-78.0 and C19-79.0, Administrative Code.

Purpose

The purpose of this application is for approval of a wash wheel as part of a dry cleaning system.

Description

Hercules Dry Cleaning Wash Wheel is a machine into which soiled clothes are put in cylinder of wash wheel. Before wash wheel operates, the doors of cylinder and wheel have to be closed. Electrical controls on machine will prevent machine from operating until these doors are fully closed. Solvent is then put into machine by a valve which is outside of washer. The right level of fluid is kept in machine by circulating system which keeps clean fluid in wheel at all times. When washing operation is finished, operator opens doors, releases fluid, inserts drain boards, closes doors and reverses machine then opens to opposing doors; removes clothes from wheel and puts them on a chute which is enclosed on three sides to prevent fluid from dripping on floor. Clothes slide in to extractor from chute. All excess fluid is drained into extractor and finds its way to under ground tank. The cleaning fluid used is Varnoline flash point not less than 105° F. These wash wheels are manufactured in sizes 30" x 30", 30" x 36", 30" x 42", 30" x 48", 36" x 36", 36" x 42", 36" x 48", 36" x 54" and

MINUTES

are cylindrical in shape. The shell is constructed of 10 gauge cold rolled sheet steel welded at all seams. The shell is divided into an upper and lower section to permit the installation of the cylinder. A hinged sheet metal door of 14 gauge is provided for the shell. A cast aluminum or iron explosion relief door is placed near the top of shell; it rests on steel or cast iron frame which is bolted to the shell sheet. A pipe flange 2-3 inches in diameter is welded to the left hand shell head for solvent inlet. Another pipe flange is welded at the front of the shell sheet on the right hand end for the overflow. The frames are $\frac{1}{2}$ in. boiler plate and of channel cross section; the entire drive mechanism is mounted on the frames and driving strain is eliminated from the metal shell. Tie rods are provided between frames to give additional rigidity. The cylinder is constructed of 14 gauge cold rolled steel sheet; the heads are made of $\frac{1}{2}$ inch boiler plate. The lift ribs are formed of heavy gauge cold rolled sheet and the door ribs of 2 and 3" channel rails. The door is equipped with brass hinges and latches. The hinges are reinforced on the inner side of the door by being bolted or riveted to heavy steel plates, thus forming a substantial support for the entire door. A drain board or unloading shelf is furnished. The trunnions are made of $\frac{1}{2}$ " boiler plate and shaft is $2\frac{1}{2}$ " diameter bolted to the cylinder heads with heavy washers on the inside of the heads. The shafts of the trunnions operate in Sealmaster Roller bearings of proportion to carry the load of the cylinder and provided with seals to prevent the solvent from entering the bearing and affecting the lubrication.

The electrical equipment conforms to the requirements of the Department of Water Supply Gas and Electricity.

The motor is an approved ballbearing, grease lubricated, explosion-proof type. It develops ample power to operate the cylinder under full load conditions within the heating limitations of the Electrical Code.

The drive comprises a V-belt which transmits power from a sheave on the output shaft of the motor to a larger sheave on the trunnion at the right hand end of the machine. The motor is mounted on the slide rails which permits movement of the motor to take up any stretch or wear on the V-belt or chain. The slide rails are welded to heavy steel angles which are supported by brackets securely bolted to the frames. The sheaves or sprockets and the V-belt are completely enclosed with a safety shield of sheet metal.

An explosion-proof switch to start and stop the cylinder and a push button station to move the cylinder upward or downward to register the cylinder door with the shell door are mounted on a bracket at a convenient location at the right hand end of the machine.

A controller in a sheet metal enclosure with removable cover is furnished for the control of the drive motor. The controller incorporates a motor driven timer with reversing contactors for reversing the drive motor and thermal overload relay. This controller is installed in an adjacent room which is free from solvent fumes.

The wiring between the operating switch and motor is furnished in conduit with a suitable box for the service connection and the controller and all fittings are explosion-proof.

A suitable hand operated brake to hold the cylinder in position for loading or unloading is furnished. The operating lever is conveniently located at the right hand end of the washer.

Conveniently placed pressure grease type fittings are furnished to provide ample lubrication for all bearings.

Inspection and Test

This appliance was inspected and tested at the manufacturing plant of the applicant at 132-136 West 124th street, Manhattan, and found to conform to specifications. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; Harry Goldman represented the applicant. A machine in operation was inspected at 740 East 141st street, The Bronx, where a violation had been filed by the Fire Department. Everything had been complied with except the approval of this machine.

Recommendation

On the basis of this inspection, test and the data filed by the applicant, the Committee on Test recommends the approval of the Hercules Dry Cleaning Wash Wheel for use in New York City, with solvent not over 105° F., when manufactured and installed in accordance with this report and the requirements of C19-76.0, C19-78.0 and C19-79.0 Administrative Code, provided each appliance bears a label permanently affixed, reading: Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 80-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
John A. Darts, Jr.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

81-49-SA

APPLICANT—Wechsler and Schimmenti, for Hercules Laundry Machinery Co., Inc., owner.

SUBJECT—Greyhound Extractor (to process clothes in dry cleaning), approval of.

APPEARANCES—

For Applicant: Max Wechsler and H. Goldman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (81-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 28, 1949

Re: Cal. 81-49-SA

Subject: Greyhound Extractor, Approval of

The Hercules Laundry Machinery Co., Inc., filed January 24, 1949, an application with the Board of Standards and Appeals for approval of the Greyhound Extractor under the provisions of C19-76.0, C19-78.0 and C19-79.0, Administrative Code.

Purpose

The purpose of this appliance is to draw out fluid from clothes and other material that have been immersed in dry cleaning fluid.

Description

This appliance consists of a revolving basket and outside shell with base made of heavy channel iron. The curb is suspended from iron legs, which take up the vibration when device is operating. The bearings are heavy duty rollers mounted in cast iron housing sealed to prevent escape of lubricant or entrance of dust or fluid. They are grease packed. The curb is made of heavy steel with smooth exterior surface. Two pipe threaded drains are provided. The spindle is made of Ryconme steel shafting. The drive is by V-belt. The V-belt pulley and brake are one. The machine is also provided with a foot or hand brake. The basket drums are tinned copper, monel metal or stainless steel reinforced by steel bands. The basket has rounded holes. The safety devices used are governor safety, guard cover of cast, aluminum, interlocked. Extractor cannot start with the cover open. The cleaning fluid used is Varnoline flash point not less than 105° F.

MINUTES

Inspection and Test

The device was inspected and tested at the plant of the applicant at 132 West 124th street, Manhattan, and a similar device inspected at 740 East 141st street, The Bronx. Present at the inspection and test were Commissioner Chas. M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; Harry Goldman and M. Sperber represented the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Greyhound Extractor for use in New York City, when manufactured, installed and operated in accordance with this report, provided the appliance bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 81-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

82-49-SA

APPLICANT—Wechsler and Schimmenti, for Hercules Laundry Machinery Co., Inc., owner.

SUBJECT—Greyhound Junior Extractor (to process clothes in dry cleaning), approval of.

APPEARANCES—

For Applicant: Max Wechsler and H. Goldman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (82-49-SA)

REPORT OF THE COMMITTEE ON TEST

May 28, 1948.

Re: Cal. 82-49-SA

Subject: Greyhound Junior Extractor, Approval of.

The Hercules Laundry Machinery Co., Inc., filed January 24, 1949, an application with the Board of Standards and Appeals for approval of the Greyhound Junior Extractor under the provisions of C19-76.0, C19-78.0 and C19-79.0 Administrative Code.

Purpose

The purpose of this appliance is to extract dry cleaning fluid from garments that have been immersed in it.

Description

This machine operates similar to the large Hercules Greyhound Extractor. Clothes are taken from wash wheel and transferred to extractor with a portable shute which is enclosed on three sides to prevent garments from dripping onto floor. All fluid must drop in shell of extractor which automatically finds its way by gravity into the underground tank. Safety speed of extractor in operation is 1200 rpm. Extractor draws out the fluid from clothes and other garments. All electrical switches and push buttons, motor, piping and wiring are explosionproof, manufactured by General Electric Co. or similar make. These have the Underwriters' label and pass requirements of the Department of Water, Gas and Electricity. Solvent extracted from clothes

is discharged to an underground tank which is piped up with flexible connections to prevent leakage of fluid. Flexible connectors prevent piping from breaking. This tank is vented to the outside of the building and is repumped to filter. Motors are suspended on top rear of extractor curb. Excess vibration will automatically shut motor off, causing machine to stop.

The appliance is equipped with a hinged safety cover. Safety devices are provided so that the motor and basket are at a dead stop before cover can be raised. A rubber safety ring is fitted on bottom of basket, so arranged that when basket is unevenly loaded the rubber safety ring shall engage with curb bottom, thus preventing basket from striking outer curb when finding balance. Basket is supported on steel spindle, equipped with driving pulley. Spindle is turned and ground to size and tapered to fit in basket bottom; it is secured by a brass lock nut. Lower end of spindle has a siphon arrangement consisting of a hollow chamber forming an oil reservoir for circulation of oil around the spindle. Extractor is fitted with a friction brake attached to base, working on spindle pulley, equipped with locking device to prevent sudden shock and hold brake position until basket stops revolving. The cleaning fluid used is Varnoline flash point not less than 105° F.

Inspection and Test

This device was inspected and tested at the plant of the applicant, 132 West 124th Street, Manhattan, and a similar smaller device was inspected at 740 East 141st Street, The Bronx. Present at these inspections and tests were Commissioner Chas. M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; Harry Goldman and M. Sperber represented the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Greyhound Junior Extractor for use in New York City when installed and operated in accordance with this report, provided the appliance bears a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #82-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

Adjourned: 3:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

WEDNESDAY AFTERNOON, JULY 6, 1949, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS.

173-26-A

APPLICANT—Siegel and Green, for Braunstein and Scharf, owner (Kenton Hotel, Inc., lessee).

SUBJECT—Application reopened June 1, 1949—re Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—331-333 Bowery, east side, 102.8 ft. south of East 3rd street (Block 458, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (173-26-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 331-333 Bowery, Borough of Manhattan, was granted by the Board April 20, 1926, on certain conditions; and

WHEREAS, the applicant requested reopening and consideration of this appeal from a new decision of the borough superintendent, affecting premises 331-333 Bowery, east side, 102.8 ft. south of East 3rd street (Block 458, Lot 4), Borough of Manhattan; and

WHEREAS, the appeal was reopened June 1, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1949 acting on amendment to Alt. Applic. 934-44, reads:

"A-1. Request to discontinue the existing standpipe system is denied due to decisions of Board of Standards and Appeals, decision on Calendar #173-26-A.

A-2. Request to discontinue central station connection on fire alarm system now existing is denied, see above numbered decision."

and

WHEREAS, amendment filed April 29, 1949 to Alt. Applic. 934-44 upon which the decision of the borough superintendent was issued reads:

"It is proposed to amend plans as follows:

"1. To discontinue the existing standpipe system in the stairhalls of this building, and remove same from premises, as this system is not required by the Multiple Dwelling Law or the Administrative Building Code.

2. To discontinue the independent central station connection on the existing interior fire alarm system, and to maintain only one such central station connection on the sprinkler system for both systems in accordance with Par. 3(a), Sec. 66, M.D.L. and departmental regulations."

and

WHEREAS, the applicant states that the building is five stories and cellar, 66 ft. in height, 47 ft. 8 in. by 114 ft. 3 in. in area, 47 ft. 8 in. by 85 ft. in area at typical floor, of Class 3 construction, erected prior to 1916, on a lot 47 ft. 8 in. by 114 ft. 3 in. in area, in an unrestricted use, B area, Class 2 height district, and used and occupied since 1927 as follows: cellar, storage and boiler room; 1st floor, stores; 2nd to 5th floors, lodging house, for which C.O. 12440 was issued April 25, 1927 upon completion of work under Alt. 328-26; that the building is equipped with a one source sprinkler system throughout, an approved standpipe system and an interior fire alarm system; that there is one 46 in. wide iron stairs with cement treads enclosed in fire-retarded partitions, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street; that there are two fire escapes extending to roof by ladder and to street by sliding drop ladder and to yard by fixed stairs; that egress from rear to street is through adjoining cemetery at rear; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that the building has been used as a lodging house since 1927 under C.O. 12440-27 issued subsequent to a modification granted by this Board; that it is now requested that the Board consider modifying the conditions of the original resolution due to an amendment of the Multiple Dwelling Law; that under Chapter

553 of the Laws of 1944 all existing lodging houses were required to comply with the provisions of the Multiple Dwelling Law as amended (now Section 66); that pursuant thereto, Alt. 934-44 was approved for the work required to comply with the amended Multiple Dwelling Law; that this work included the installation of an automatic wet pipe sprinkler system throughout the building and an automatic closed circuit alarm system including central station connection; that the then existing fire alarm system and sprinkler system installed pursuant to the Board's resolution were altered to meet the requirements of the Multiple Dwelling Law as specifically provided in Par. 3 (a) of Section 66; that under the regulations for sprinkler and alarm systems required by the Multiple Dwelling Law, a central station connection is permitted through the operation of the sprinkler system which is automatically interconnected with the local interior fire alarm system; that it is now requested that the Board permit the owner to discontinue the independent central station connection of the interior fire alarm system and maintain only one such central station connection for both the fire alarm and sprinkler systems as is now permitted by the regulations adopted under the Multiple Dwelling Law amendment; that the Board's resolution required a standpipe system within the stairhalls; that this standpipe is required only as a result of the building having a partial sprinkler system; that the building does not otherwise require a standpipe system; that inasmuch as the building is now fully sprinklered throughout far in excess of the original requirement of the Board, it is requested that permission be granted to discontinue the standpipe system.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 934-44, Objections A-1 and A-2, dated May 5, 1949 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the Multiple Dwelling Law shall be complied with in all respects; that the resolution as adopted by the Board under date of April 20, 1926 shall be complied within in all respects except as to the requirement for the installation of a wet sprinkler system supplied from a direct connection with the city main, the interior fire alarm system with a direct central office connection and an approved standpipe system; that these requirements need not be met if there is full compliance with the requirements of section 66 of the Multiple Dwelling Law and in substitution therefor.

973-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Mary A. Kaminski.

LESSEE: Patrick Sullivan.

SUBJECT—Revocation of Certificate of Occupancy No. 113314-45, re Alt. 1912-06.

PREMISES AFFECTED—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted, Certificate of Occupancy 113314-45 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 113314-45—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (973-48-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Brooklyn, filed on November 19, 1948, an application for revocation of Certificate of Occupancy No. 113314-45, issued November 19, 1945, affecting premises 36 Driggs avenue and 16-22 Sutton

MINUTES

street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn, owned by Mary A. Kaminski, (Patrick Sullivan, lessee); and

WHEREAS, the applicant states that the building is 3 stories, 32 ft. in height; 25 ft. by 63 ft. in area, of Class 4 construction; erected prior to 1902; located in a business use, C area, Class 1¼ height district and used and occupied since 1945—cellar, ordinary use; 1st floor, restaurant, bar and grill, 73 persons; 2nd floor, dwelling, two families; 3rd floor, dwelling, two families; and

WHEREAS, C.O. 113314-45, issued November 19, 1945, based on Alt. Applic. 1912-1906, permits the present use and occupancy and contains the statement that this certificate shall also be considered a certificate of compliance with Section 301 of the Multiple Dwelling Law and classifies the building as a Class A multiple dwelling, old law; and

WHEREAS, a search of the Office of the City Register, Kings County, indicates that the past owner of the property is Mary A. Kaminski, 62 Diamond street, Brooklyn; and

WHEREAS, notice of this hearing has been sent by the Board to the owner and the lessee; and

WHEREAS, the applicant contends that this application seeks to revoke certificate of occupancy No. 113314, issued November 19, 1945 on Alt. No. 1912-1906, which certificate calls for an occupancy of restaurant, bar and grill on the 1st floor and two families on each of the 2nd and 3rd floors; that this revocation is requested for the following reasons: that Alt. 1912-1906 upon which this certificate is based, refers to premises 263-275 Howard avenue, Block 1549, Lot 1 and not to 36 Driggs avenue; that the stated live load of 75 lbs. per sq. ft. for a restaurant is in violation of Section C26-345.0 of the Administrative Code, which stipulates the minimum live load to be 100 lbs. per sq. ft.; that there is no record in this department which fixes the safe carrying capacity of the 1st floor of 75 lbs. per sq. ft. and there is no right to assume that the rear of the 1st floor, which was at one time used for residential purposes, could safely carry such live load; that there is no record of inspection of these premises prior to the issuance of the certificate of occupancy as required by Section C26-184.0 of the Administrative Code; that as a matter of fact, an inspection made November 12, 1948, discloses violations dated November 16, 1948, copy of which is filed with the Board; accordingly certificate of occupancy No. 113314 should be revoked; and

WHEREAS, Violation 1651, issued November 16, 1948, by the Division of Housing, requires fire retarding and arrangement of the 1st story, bar and grill to conform with Section 61 of the Multiple Dwelling Law, a copy of which violation is filed with this appeal; and

WHEREAS, the Department of Housing and Buildings reports that a permit was issued June 22, 1949 against Alt. 551-49 showing the work designed to comply with the requirements and that such work has been substantially completed and that an application has been filed for a new C.O.

Resolved, that the appeal be and it hereby is *granted* revoking C.O. 113314-45.

104-49-A

APPLICANT—Henry Nordheim, for Seymour Aronson, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3732 Park avenue and 441 St. Pauls place, northeast corner (Block 2902, Lot 36), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (104-49-A)

WHEREAS, Henry Nordheim for Seymour Aronson, owner, filed February 16, 1949, an appeal from a decision of the borough superintendent affecting premises 3732 Park avenue and 441 St. Pauls place, northeast corner (Block 2902, Lot 36), (1st and 2nd floors), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated June 17, 1949, on amendment to Alt. Applic. 956-46, reads:

"1. Use of a frame building for commercial purposes is contrary to Section 4.2.1.2, and is therefore denied."

and

WHEREAS, the applicant states the building is two stories, 29 ft. in height; 22 ft. 3 in. by 48 ft. 4 in. in area, of Class 4 construction; erected in 1933, on a lot 56.54 ft. by 150.43 ft. irregular in area, in an unrestricted use, B area, Class 1½ height district and used and occupied since October 1946—basement, storage; 1st floor, factory, applying of buttons on cards, 22 persons; 2nd floor, storage, 2 persons; that no change in use or occupancy is proposed; that the building is equipped with one 40 in. wide iron and marble stairs, enclosed in partitions of wood studs and sheet rock; that it is proposed to be equipped with fireproof self-closing doors; that stair leads direct to street and ladder and scuttle to roof is provided; and

WHEREAS, Violation C-3198, was issued December 10, 1948, for changing the use from club house to factory without obtaining a certificate of occupancy therefor; and

WHEREAS, Certificate of Occupancy 102, issued May 18, 1933, upon completion of work under Alt. Permit 79-1933 permits the use of the building as follows: basement, club house, toilets, first and 2nd floors, club house, 100 persons each floor; and

WHEREAS, the applicant contends that the building was originally erected as a dwelling and in 1933 altered to a club house with a permitted occupancy of 100 persons; that this use existed to 1945 and the building remained vacant until October, 1946 when it was leased to the present occupants who employ 22 persons; that all of the 20 girls employed work on the 1st story where there are two exit doors and additional windows available for exits since the 1st floor is only slightly above the yard and court grade; that the original use permitted was a club with an occupancy of 100 and the proposed use as a factory will have an occupancy of only 22; that the building is located among the warehouses and factories and there is no other use that could be made of it; that the 2nd floor will be reserved for storage, for packing, stock, storage of paper cartons; that the only work done on the 2nd floor will be by one male employee; that the cellar will be used for storage of cased stock as received prior to its carding on the 1st floor; that items 2, 5 and 6 of the borough superintendent's decision will be complied with; and

WHEREAS, Item 2 of the borough superintendent's decision requires floor construction to be shown sufficient for live loads as required by Section 7.3.2.3 and that the building will comply with the labor law as to exits, stair enclosures, dressing rooms, etc.; that Item 5 of the borough superintendent's decision requires toilet facilities and dressing room in compliance with Section 294 of the labor law and Item 6 of the borough superintendent's decision requires adequate ventilation for the building.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. Applic. 956-46 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

326-49-A

APPLICANT—H. E. Horwood, for Sam Koslowsky, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (326-49-A)

WHEREAS, H. E. Horwood, for Sam Koslowsky, owner, filed April 14, 1949, an appeal from a decision of the borough superintendent, affecting premises 143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1949, as to Bldg. Notice 833-49, reads:

"1. Fire escape used as 2nd means of egress for 7 story factory building contrary to Sec. 271-1a L.L." and

WHEREAS, the applicant states that the building is 7 stories, 86 ft. in height, 40 by 71 ft. 3 in. in area, Class 3 construction, erected in 1898, located in an unrestricted use, B area, Class 1½ height districts; used and occupied since 1898 as follows: Cellar, boilerroom and heat treating; 1st floor, store and office, 5 persons; 2nd floor, manufacturing leather goods, 5 persons; 3rd floor, manufacturing sweaters, 3 persons; 4th floor, manufacturing skirts, 10 persons; 5th floor, manufacturing coats, 20 persons; 6th floor, manufacturing leather goods, 25 persons; 7th floor, manufacturing sportswear, 15 persons; that no change in use or occupancy is proposed; that the building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is one 37 in. wide wood stairs, enclosed with wood studs, wire lath and p.c. mortar, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street; that there are two fire escapes, one of which extends to roof by ladder; that the west fire escape extends to the street by counterbalanced stair and the east fire escape by drop ladder; that windows and doors on the course of the fire escape on the west side of the building are fireproof, self-closing; and

WHEREAS, Violation 608-49, issued March 1, 1949, reads:

"All floors of building (7 stories) are not provided with a "legal second means of egress to street as required by law.

Note: Fire escapes are not considered as legal exits under Sec. 271 Labor Law as amended 7/1/47."

and

WHEREAS, the applicant states that application is made for modification of Sec. 271 of the Labor Law to accept the existing fire escapes on the west side of the premises as a legal means of egress; and

WHEREAS, the applicant contends that the Borough Superintendent has issued a violation stating the fire escape cannot be accepted as a second means of egress, although it was erected in 1915 on an order of the State Department of Labor and plans filed and approved by the Building Department as per Alt. Applic. 1491-15 certified same as complying with the Fire Department on October 3, 1916; that exits from the building consist of the fire escape in question, an interior stairway enclosed as required and extending from street to roof bulkhead and in addition a fire escape on the Prince street side which also offers egress in case of fire; that the occupancy is light for the existing exits as the interior stairway alone would accommodate 28 persons per story; and

WHEREAS, the present occupancy is one half of the stairway capacity alone, giving no credit to the fire escape; that the fire escape stairs are 22 in. wide, set at a 45 degree angle with railings 3 ft. 6 in. high and screened along the run of connecting stairs and around balcony at bottom of each run, extending to underside of each balcony floor above; that in view of the fact the fire escapes were erected on an order of the State Labor Department and

accepted by both Building and Fire Departments, it is now requested they be accepted as a second legal means of egress as it would not be possible to erect a standard exterior screened stairway on the street front and a major alteration would be required to install a complete new interior stairway; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on B. N. 833-49, Item 1, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

387-49-A

APPLICANT—Henry Nordheim, for Pietro Colosimo, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2143 Williamsbridge road, west side, 100 ft. south of Pelham parkway South (1st floor); (Block 4332, Lot 10), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (387-49-A)

WHEREAS, Henry Nordheim, for Pietro Colosimo, owner, filed May 19, 1949 an appeal from a decision of the borough superintendent affecting premises 2143 Williamsbridge road, west side, 100 ft. south of Pelham parkway South (1st floor), (Block 4332, Lot 10), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1949, acting on Alt. Applic. 960-48, reads:

"2. The proposed extension of a frame building to be used for commercial purposes is contrary to Section 4.2.1 of the Building Code.

5. The proposed enlargement of a wood frame structure located within fire limits is contrary to Section 4.1.5.

6. Conversion of a 2-story frame, 2 family dwelling to a structure 3 stories high is contrary to Section 4.2.1."

and

WHEREAS, the applicant states that the building is two stories and attic, 27 ft. in height, 27 ft. by 31 ft. in area at 1st floor, 27 ft. by 41 ft. in area above, Class 3 construction, located on a lot 50 by 100 ft. in area, in business and residence use, C area, Class 1¼ height districts; that there is no record date of erection; used and occupied since December 1, 1942, as follows: Cellar—storage and boiler, 0 persons; 1st floor, commercial and dwelling, 3 persons; 2nd floor—apartment, 5 persons; 3rd floor and attic—vacant; proposed to be used and occupied; Cellar, same; 1st floor—commercial use—3 persons; 2nd floor—apartment, 3 persons; 3d floor—apartment, 5 persons; attic—vacant; that there is one 3 ft. wide wood stairs, enclosed with wood and plaster, equipped with wood doors which are not self-closing, leading direct to street and with ladder and scuttle to the roof; and

WHEREAS, C.O. 1153 issued December 1, 1942 upon completion of work under Alt. 370-42 permits the use of the building as follows: cellar—storage; 1st floor—1 family dwelling; 2nd floor—1 family dwelling; attic—vacant, and one car garage at rear accessory to the dwelling; and

WHEREAS, the applicant contends that it is proposed to raise the building from its present foundation a vertical distance of 5 ft. 6 in.; that the present cellar ceiling is 5 ft. 6 in. above grade and an additional 5 ft. 6 in. will

MINUTES

be added; that the new first story will be 11 ft. in height; that the building is masonry with the exception of the front and rear porches and due to these frame portions, the building has been designated as frame; that the proposed commercial occupancy will be confined to the masonry walled first story; and

WHEREAS, in the opinion of the Board the building should be classified as frame (Class IV) as stated in the objection of the borough superintendent and not as class III as represented by the applicant.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 960-48, be and it hereby is affirmed and that the appeal be and it hereby is denied.

400-49-A

APPLICANT—Julius S. Rapson, for Fred C. Smith, Jr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26-14 Bell boulevard, west side, 98.81 ft. south of 26th avenue (Block 6000, Lot 26), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Michael Skowron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (400-49-A)

WHEREAS, Julius S. Rapson, for Fred C. Smith, Jr., owner, filed May 28, 1949, an appeal from a decision of the borough superintendent, affecting premises 26-14 Bell boulevard, west side, 98.81 ft. south of 26th avenue (Block 6000, Lot 26), Bayside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1949, acting on N.B. Applic. 2407-49, reads:

"1. The construction of a frame building in a business district is contrary to Sec. 4.1.2 of B.C."

and
WHEREAS, the applicant states that the proposed building will be two stories, 26 ft. in height, 35 ft. 6 in. by 24 ft. 4½ in. in area, located on a lot 75 ft. by 100 ft. in area, in a business use, D area, Class 1 height district, proposed to be occupied as a one-family dwelling; and

WHEREAS, the applicant contends that the front of the building at the first floor will be stone veneer and the balance will be covered with asbestos shingles; that the roof will be surfaced with asphalt shingles; that this section is built up of frame dwellings and since it is a suburban area, the proposed building will be in keeping with its surroundings; that the building will comply in all other respects with the requirements of the Building Code for a frame building outside the fire limits and it is therefore requested that the Board grant the variance sought.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2407-49, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall be constructed and occupied as proposed and as permitted for a similar building when located outside of the fire limits; that in all other respects the building and occupancy shall comply with the requirements of the zoning resolution and all other laws, rules and regulations applicable thereto.

401-49-A

APPLICANT—Irving P. Marks, for Sack-Sons Carton Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-41A (35 displayed) Morgan avenue and 33-35 Thames street, northwest corner (5th floor and cellar); (Block 3102, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (401-49-A)

WHEREAS, Irving P. Marks, for Sack-Sons Carton Co., Inc., owner, filed May 26, 1949, an appeal from a decision of the borough superintendent, affecting premises 33-41A (35 displayed) Morgan avenue and 33-35 Thames street, northwest corner (5th floor and cellar); (Block 3102, Lot 25), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1949, acting on Alt. Applic. 1108-49, reads:

"1. Bldg. over 4 stories in height of Class No. 3 construction is contrary to sect. 270 of Labor Law and sect. 4.2.1 of Bldg. Code.

2. Exits from all floors including cellar to comply with Sect. 270 of Labor Law.

and

WHEREAS, the applicant states that the building is 5 stories, 58 ft. in height, 100 ft. by 27 ft. and 33 ft. in area at 1st story, 90 ft. by 27 ft. and 33 ft. in area at typical floor, located on a lot 33 ft. by 100 ft. in area, in an unrestricted use B area, Class 1½ height district, of Class 3 construction, erected in 1907, formerly used for stores on 1st story and apartments above, now vacant; proposed to be used as follows: Cellar—boiler room and storage; 1st floor, 4 stores; 2nd, 3rd, 4th and 5th floors, offices and manufacturing, 50 persons per floor; that there are two interior iron stairs, 3 ft. 3 in. and 3 ft. 8 in. wide, enclosed with 8 in. brick, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the Board is requested to grant this appeal on condition that the floor construction be adequately reinforced to sustain a liveload of 120 pounds per sq. ft.; that the present wood lath and plaster on all walls will be removed, leaving the brick walls exposed except they will be scraped and painted with waterproof paint of light color and the ceiling will be fire-retarded with wire lath and ¾ in. Portland cement plaster; that all new steel columns, beams and girders will be protected with wire lath and ¾ in. Portland cement plaster; that the present roof will be resurfaced with 5-ply roofing material; that the present 3 ft. 3 in. iron stairway, enclosed in 8 in. of brick from 1st floor to and including roof bulkhead will be altered so as to provide adequate clear landings with fireproof self-closing doors from each floor and that the 3 ft. wide stairway from 1st to 2nd floor will be replaced with an iron stairway 3 ft. 3 in. wide; that all lath and plaster within this stairway will be removed and these walls will be fire-retarded; that the entrance vestibule on the first floor will be made completely fireproof; that the present one-story extension store on 1st floor will be altered to provide a fireproof exit from a new fireproof 3 ft. 8 in. stairway to be built from 1st floor to and including bulkhead at roof; that the present fireproof cellar will have no connection with upper floors except by a new elevator shaft equipped with fireproof doors; that the two existing stairways from street grade to cellar provide adequate exit from this area, one directly into cellar and one through a 3 ft. by 7 ft. fireproof passageway into open yard area; and

WHEREAS, the applicant contends that the area of each floor is approximately 2,000 sq. ft. exclusive of toilets, elevators and stairways and the subdivision of each floor

MINUTES

for offices, rest room and passageways would leave from 1,000 to 1,200 sq. ft. available for manufacturing on each floor; that the proposed exits will be within 40 ft. to any point of any floor area; that the demolition of the existing 3 ft. 8 in. stairway and rebuilding of same to a 3 ft. 8 in. fireproof stairway first floor to bulkhead of roof will make the cost prohibitive; that the removal of all wood lath throughout the building and the fire-retarding of all ceilings and structural members gives this building a better fire rating than the average 4-story building of similar use; that the building has been vacant for over six years and is unsuited for rehabilitation as a dwelling; that the loss of the use of the 5th floor would make the alteration impractical; that the two fireproof stairways will extend to the roof and therefore access from one to the other is available; that the main structure of the present building is in good condition and that all other laws relating to new proposed use will be complied with.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 1108-49, Objections 1 and 2, and that the application be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall be made to comply with all laws, rules and regulations applicable thereto including the cellar except that one stair having a width of 3 ft. 3 in. may be accepted in lieu of the requirements for a stair 3 ft. 8 in. in width; that the floor load requirements under the building code shall be met.

478-49-A

APPLICANT—Lauritz Lauritzen, for Industrial Home for the Blind, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—510-512 Gates avenue, south side, 80 ft. west of Tompkins avenue (Block 1814, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Lauritz Lauritzen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (478-49-A)

WHEREAS, Lauritz Lauritzen, for Industrial Home for the Blind, owner, filed June 8, 1949, an appeal from a decision of the borough superintendent affecting premises 510 to 512 Gates avenue, south side, 80 ft. west of Tompkins avenue (Block 1814, Lot 25), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1949, acting on Alt. Applic. 3463-48, reads:

"2. Two means of egress is required for each building as per Sec. 292.0 of the Building Code."

and

WHEREAS, the applicant states that the buildings are 40 ft. by 120 ft. in area at 1st floor; 40 ft. by 120 ft. in area at 2nd floor, of Class 3 construction, on a lot 140 ft. by 125 ft. in area, in a business use, C area, Class 1½ height district; that No. 510 was erected in 1942 and there is no record of the date of erection of No. 512; that the buildings are used and occupied as follows: 1st floor, storage of brooms, etc., receiving and shipping, 5 persons; 2nd floor, storage of brooms, etc., 5 persons; that upon completion of the alteration the buildings will be 40 ft. by 120 ft. in area at 1st floor, 40 ft. by 60 ft. in area at typical floor, 3 stories, 38 ft. 6 in. in height, of Class 3 construction, used and occupied: 1st floor, storage of brooms, receiving and shipping, 5 persons; 2nd and 3rd floors, storage of brooms, etc., 5 persons each floor; that the buildings are equipped with an

interior fire alarm system which will be extended to include the new 3rd floor; that regular monthly fire drills will be maintained; that there is one interior 44 in. stair in No. 512, of steel and cement construction, enclosed in 12 in. brick walls, equipped with fireproof self-closing doors leading direct to street and proposed to be extended; and

WHEREAS, the applicant states that on the same plot at 520 Gates avenue there is an industrial home for the blind which is 3 stories and basement, fireproof construction, and a factory also three stories and basement, fireproof construction; that adjoining the factory building on the west is a 2-story non-fireproof building known as 512, used on the 1st floor for receiving and delivery and on the 2nd floor for storage of materials used for manufacturing on the 2nd floor of factory; that adjoining No. 512 is a 2-story building, No. 510 used for storage and shipping and receiving of materials to be used in the factory building; that it is now proposed to add one story to the two story building at No. 512 and 2 stories to the one story building at No. 510, each new story to be 60 ft. deep, all added stories to be used for storage purposes only for use of the factory on each corresponding floor; that it is also proposed to make a new opening to the fireproof stairs at the 2nd and 3rd floor levels and to extend these stairs to the roof, and to make a new opening from the rear of the 2nd floor of No. 512 to the extension of the factory which roof is connected with the existing fire escape shown on the easterly side of the premises; and

WHEREAS, the applicant contends that modification of the borough superintendent's Objection 2, is requested to accept the horizontal exit to the factory building as one means of egress from the adjoining additional stories proposed for No. 510 and 512 in view of the fact that the small number of employees using these floors for storage purposes will be adequately provided for by the primary means of egress and in view of the fact that the space required to provide additional stairways for each building would reduce the amount of storage space to such an extent that there will be hardly any use for the added stories.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 3463-48, Objection 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the buildings as proposed and as indicated on plans filed with this appeal marked "Received June 8, 1949," four sheets, shall be used only for storage, receiving and shipping as proposed; that the exits as indicated for the several floors shall be maintained and openings may be permitted to adjoining building as provided in resolution as amended this date under Calendar Number 193-27-BZ.

579-41-A

APPLICANT—Hazeltine Electronics Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a term of years).

PREMISES AFFECTED—58-25 Little Neck parkway, east side, 382.57 ft. south of 58th avenue (Block 8400, Lot 134), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Dow and C. DiMartino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (579-41-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 58-25 Little Neck park-

MINUTES

way, east side, 382.57 ft. south of 58th avenue (Block 8400, Lot 134), Little Neck, Borough of Queens, was granted by the Board July 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended July 13, 1943, July 27, 1945 and July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 15, 1941, as *amended* through July 22, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"*Granted* for a term of five (5) years from the date of this *amended* resolution . . . and that other than as herein *amended* the conditions of the resolution adopted July 15, 1941, as *amended* through July 22, 1947, shall be complied with (N.B. Applic. 3537-41) and that a new certificate of occupancy shall be obtained."

163-42-A

APPLICANT—Saul Goldsmith, for S. F. R. Realty Corp., owner (Zyloware Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—11-01 to 11-15 47th avenue (8th street) and 46-49 to 46-53 11th street (East avenue); (Block 56, Lots 18, 21, 22 and 23), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (163-42-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 11-01 to 11-15 47th avenue (8th street) and 46-49 to 46-53 11th street (East avenue); (Block 56, Lots 18, 21, 22 and 23), Long Island City, Borough of Queens, was granted by the Board March 10, 1942, on certain conditions and

WHEREAS, the resolution was amended February 9, 1943, based on order 93949-C of the fire commissioner; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 9, 1943, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

" . . . that this use may continue only so long as the requirements of the resolution as *amended* February 9, 1943, as to construction and occupancy, have been complied with and housing conditions of the plant are maintained to the satisfaction of the fire commissioner; that in all other respects the requirements of the fire department's order 93949-C shall be complied with."

464-44-A

APPLICANT—Victor Davis Werner, for Krauss Brothers Radio Corp., lessee (Charles A. Bruhns, Inc., owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—223-227 West 66th street, north side, 350 ft. west of Amsterdam avenue (2nd

floor); (Block 1158, Lots 16 and 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Victor Davis Werner and William F. Krauss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (464-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 223-227 West 66th street, north side, 350 ft. west of Amsterdam avenue (2nd floor); (Block 1158, Lots 16 and 18), Borough of Manhattan was granted by the Board October 3, 1944, on certain conditions; and

WHEREAS, the applicant requested on extension of the term of variance; and

WHEREAS, the applicant stated that the premises will not be occupied beyond the term of their present lease, which expires on September 30, 1950.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 3, 1944, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

" . . . that this variance shall continue only for the term ending September 30, 1950 (Alt. 237-43)."

476-24-S-Vol. II.

APPLICANT—Rudolph Ludwig, for Daylight Cafe, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar (previously withdrawn)—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—803 6th avenue (old 455-457), west side, 83 ft. 5¼ in. north of West 27th street (3rd and 4th floors); (Block 803, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

1052-48-A

APPLICANT—160 Henry Street Corporation, owner opposite.

OWNER OF PREMISES: Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy re Alt. Applic. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. at request of the board.

MINUTES

1069-48-A

APPLICANT—Frieda L. Lazarus, adjoining property owner.

OWNER OF PREMISES: Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re revocation of permit re Alt. Applic. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. at the request of the Board.

37-49-A

APPLICANT—The American-Scandinavian Foundation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

APPEARANCES—

For Applicant: T. K. Reche and R. H. Andrews.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 2 P.M. to await decision by the court in the case of Iselin vs. Board.

299-49-A

APPLICANT—Di Camillo and Alicandri, for Michelina Del Quaglia, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171 Nostrand avenue, east side, 18 ft. south of Willoughby avenue (Block 1766, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Laid over to July 19, 1949 at 2 P.M. for inspection by the Committee of the Board and decision.

300-49-A

APPLICANT—Di Camillo and Alicandri, for Paul De Luca, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 58th street, north side, 20 ft. west of 14th avenue (1st floor); (Block 5698, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949, at 2 P.M.

313-49-A

APPLICANT—Lama, Proskauer and Prober, for C. T. F. Realty Corp., owner (A and C Fabricatore, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1438-1442 Flatbush avenue,

west side, 155 ft. south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M., for inspection by committee and decision without further argument.

383-49-A

APPLICANT—Arnold W. Lederer, for Irving Schwartz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—305-313 Kingston avenue and 1440-1444 Union street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 P.M., for applicant to file revised plans.

384-49-A

APPLICANT—Mac L. Reiser, for Michael J. and Xavier M. Esposito, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8800 Bay parkway, west side, 150 ft. north of Cropsey avenue (1st floor); (Block 6447, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mac L. Reiser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M., for inspection and decision without further argument.

411-49-A

APPLICANT—Frederick C. Genz, for Carnegie Corporation of New York, owner (Community Service Society of New York, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2 East 91st street and east side of 5th avenue, from East 90th to East 91st streets (1-3 floors, inclusive); (Block 1502, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz and Edgar I. Williams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1949 at 2 P.M., for applicant to submit revised plans.

ZONING APPLICATIONS

193-27-BZ

APPLICANT—Lauritz Lauritzen, for Industrial Home for The Blind, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting partly in a business use and partly in a residence use district, the erection and maintenance of a factory building.

MINUTES

PREMISES AFFECTED—510-520 Gates avenue, south side, 80 ft. west of Tompkins avenue (Block 1814, Lots 24 and 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Lauritz Lauritzen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (193-27-BZ)

WHEREAS, this application to permit partly in a business use district and partly in a residence use district, the erection and maintenance of a factory building, premises 510-520 Gates avenue; south side, 80 ft. west of Tompkins avenue (Block 1814, Lots 24 and 30), Borough of Brooklyn, was granted by the Board May 17, 1927, on certain conditions; and

WHEREAS, the resolution was amended October 6, 1931 and June 16, 1942; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 17, 1927 as *amended* October 6, 1931 by adding thereto:

"that irrespective of the requirement hereinbefore that the westerly gable wall shall be unpierced throughout its entire length and height, there may be connecting doors protected by the required door assemblies under the building code as proposed and connecting to adjoining premises at 510-512 Gates avenue as permitted by the Board under resolution adopted this day under Cal. 478-49-A on condition that in all other respects the resolution adopted by the Board May 17, 1927 as *amended* October 6, 1931 and June 16, 1942 shall be complied with."

578-41-BZ

APPLICANT—Hazeltine Electronics Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting for a term of years, in an F area and also on the residence portion of the plot located in business and partly in residence use districts, the erection and maintenance of a factory building, and also the omission of the required rear yard.

PREMISES AFFECTED—58-25 Little Neck parkway, east side, 382.57 ft. south of 58th avenue (Block 8400, Lot 134), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Dow and C. Di Martino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (578-41-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, permitting for a temporary term of two years, in an F area and also on the residence portion of the plot, located partly in a business and partly in a residence use district, the erection and maintenance of a factory building, a driveway to the said building, and also the omission

of the required rear yard, affecting premises 58-25 Little Neck parkway, east side, 382.57 ft. south of 58th avenue (Block 8400, Lot 134), Little Neck, Borough of Queens, was granted by the Board July 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on July 13, 1943, July 27, 1945 and July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 15, 1941, as *amended* through July 22, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under Section 7e, as to use, and Section 21, as to extension of area, for a temporary term of 5 years from the date of this *amended* resolution . . . and that other than as herein *amended* the conditions of the resolution of July 15, 1941, as *amended* through July 22, 1947, shall be complied with in all respects (N.B. Applic. 3537-41) and that a new certificate of occupancy shall be obtained."

592-41-BZ

APPLICANT—Max Horn, for Agnes Anastasio, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—133-151 Beach 5th street, west side, 80 ft. south of Seagirt avenue (Block 140, part of Lot 5), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (592-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles for a term of two years, affecting premises 133-151 Beach 5th street, west side, 80 ft. south of Seagirt avenue (Block 140, part of Lot 5), Far Rockaway, Borough of Queens, was granted by the Board July 17, 1941, on certain conditions; and

WHEREAS, the term of variance was extended July 27, 1943, July 17, 1945 and July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 17, 1941, as *amended* through July 22, 1947, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein *amended* the conditions of the resolution of July 17, 1941 shall be complied with and that a certificate of occupancy shall be obtained (N.B. Applic. 472-41)."

(Remaining minutes will be printed in the Bulletin of July 19, 1949).

BULLETIN

OF THE

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Wednesday Afternoon, July 6, 1949, Affecting Calendar Numbers 300-48-BZ, 567-48-BZ, 309-28-BZ—Vol. II, 389-29-BZ—Vol. IV, 859-40-SM and 620-47-SM.

Minutes of Regular Meeting, Tuesday Morning, July 12, 1949, Affecting Calendar Numbers 1201-21-BZ—Vol. II, 56-48-BZ—Vol. II, 860-48-BZ, 1002-48-BZ, 1070-48-BZ, 32-49-BZ, 135-49-BZ, 267-49-BZ, 285-49-BZ, 314-49-BZ, 330-49-BZ, 338-49-BZ, 373-49-BZ, 97-47-BZ, 940-47-BZ—Vol. II, 303-48-BZ, 772-48-BZ, 992-48-BZ—Vol. II, 103-49-BZ, 163-49-BZ, 181-49-BZ, 250-49-BZ, 262-49-BZ, 263-49-BZ, 268-49-BZ, 312-49-BZ, 317-49-BZ, 368-49-BZ, 296-49-A, 331-49-A, 786-47-A, 439-48-A—Vol. II, 269-49-A, 577-38-SA, 481-40-SM, 968-41-SA, 650-47-SM, 150-48-SA, 252-48-SA, 619-48-SM, 984-48-SA, 146-49-SA, 208-49-SA, 232-49-SM, 258-49-SA, 265-49-SA, 266-49-SA, 286-49-SA, 337-49-SA, 395-49-SM and 430-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, July 12, 1949, Affecting Calendar Numbers 397-41-A—Vol. II, 304-49-A, 305-49-A, 324-49-A, 329-49-A, 334-49-A, 383-49-A, 411-49-A, 424-49-A, 441-49-A, 479-49-A, 818-47-A—Vol. II, 730-48-A—Vol. II, 416-49-A, 237-49-A, 435-49-A, 157-39-A—Vol. II, 1024-47-A, 1034-47-A, 1082-47-A, 34-48-A, 35-48-A, 1122-48-A—Vol. II, 155-49-A, 164-49-A, 386-49-A, 414-49-A, 415-49-A, 1184-38-BZ, 574-39-BZ, 365-46-BZ, 580-47-BZ, 253-23-BZ—Vol. III, 315-33-BZ, 362-34-BZ—Vol. III and 426-37-BZ—Vol. III.

(Remaining minutes will be printed in the Bulletin of July 26, 1949).

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET.

New Cases Filed up to July 12, 1949

Cal. No. Dept. Premises Affected.

531-49-A—H.B.B.—138-158 2nd avenue and 45-93 12th street, northwest corner (Block 1007, Lot 220), Borough of Brooklyn, Misc. 1320-49.

532-49-SM—Orange Hollow Metal One and One-half Hour Fire Door, manufactured by Virginia Metal Products Corp., Material.

533-49-A—F.D.—124-132 White street, north side, 44.8 ft. west of Baxter street (cellar); (Block 198, Lot 19), Borough of Manhattan, 47471-LF and Decision.

534-49-SM—Armstrong's Accopac (Bulletin Board), manufactured by Armstrong Cork Co., Material.

535-49-A—H.B.B.—1213 Prospect place and 119-169 Troy avenue, northeast corner (Block 1353, and Block 1359, Lots 2), Borough of Brooklyn, N.B. 556-49.

536-49-A—F.D.—Pier 20, foot of Bay street and east side of Edgewater street (Block 2821, Lot 1), Clifton, Borough of Richmond, 52033-LF and Decision.

537-49-BZ—H.B.M.—1112 St. Nicholas avenue and 2-16 Audubon avenue, intersection of Audubon and St. Nicholas avenues (Block 2124, Lot 1), Borough of Manhattan, Alt. 946-49.

538-49-A—H.B.M.—101 East 74th street, north side, 25 ft. east of Park avenue (9th floor); (Block 1409, Lot 2), Borough of Manhattan, Amendment to Alt. 1888-48.

539-49-A—H.B.M.—23 William street, west side, 115 ft. 2¾ in. north of Beaver street (2nd, 3rd and 4th floors); (Block 25, Lot 31), Borough of Manhattan, Amendment to Alt. 2389-48.

540-49-A—H.B.Q.—141-57 184th street, east side, 550 ft. south of 141st avenue (Block 13055, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed 142nd avenue), Alt. 1393-49.

541-49-A—H.B.B.—157 Sumner avenue, east side, 85 ft. south of Pulaski street (1st floor); (Block 1597, Lot 2), Borough of Brooklyn, Alt. 3267-48.

Restored to Docket.

65-31-SA—Kidde Splicer (film splicer), Appliance.

730-48-A—Vol. II—H.B.M.—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan, Amendment to Alt. 1190-48.

818-47-A—Vol. II—600 West 59th street, block bounded by West 58th and West 59th streets, 11th and 12 avenues (basement); (Block 1106, Lot 1), Borough of Manhattan, 73325-LC.

315-33-BZ—H.B.Q.—44-02 Astoria boulevard, southeast corner of 44th street (Block 717, part of Lot 29), Astoria, Borough of Queens, Misc. 1446-48.

253-23-BZ—Vol. III—14-48 East 98th street, west side, 102 ft. 3¾ in. south of East New York avenue (Block 4600, Lots 15, and 23), Borough of Brooklyn, Alt. 1306-49.

115-49-BZ—H.B.Q.—53-15 to 53-21 Northern boulevard, and 51-30 to 51-40 Broadway, northwest corner (Block 1153, Lot 37), Woodside, Borough of Queens, N.B. 107-49.

362-34-BZ—Vol. III—H.B.Bx.—1230-1234 Jerome avenue, east side, 165.5 ft. north of East 167th street and 1227-1229 River avenue (Block 2489, Lot 8), Borough of The Bronx, Alt. 419-49.

426-37-BZ—Vol. III—H.B.Q.—129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens, Alt. 526-49.

28-48-BZ—Vol. II—H.B.M.—146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan, Amendment to Alt. 201-49.

378-46-SA—SunLine Oil Burner—Appliance.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb.	22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	May	3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May	10, 1949—Vol. 34, No. 19

CALENDAR

Last Publication in Bulletin

Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19... Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 19, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 19, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

294-49-BZ—Application, April 8, 1949, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of John B. Momrow and Arthur C. Momrow, owners, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted; premises 6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

295-49-A—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

454-49-A—95-17 to 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 96th street).

457-49-BZ—Application, June 2, 1949, under sections 21c, 21 and 7h of the zoning resolution of Keogh, Brennan and Maged, applicants, on behalf of Wates & Company, Inc., owner, to permit in a residence use district, the erection of more than one building on a lot without the required rear and side yards and without individual garages and to permit the parking of motor vehicles on open portion of plot; premises. Blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive; 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12

to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens,

458-49-A—H.B.Q.—Blocks bounded by Bell boulevard, 69th and 73rd avenues and 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50, 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped streets).

465-49-BZ—Application, June 13, 1949, under sections 21 and 7e of the zoning resolution, of George G. Miller, applicant, on behalf of Floreland Realty Corp., and Rayland Realty Corp., owners, to permit in a residence use district, the erection and maintenance of more than one building on a lot and with garages not on same lot with tenants; premises 196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens.

466-49-A—196-11 to 196-37 73rd avenue, northwest 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue from 196th place to 197th street and 69-02 to 69-12 197th street, south side, and 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place; 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue south side, from 196th place to 197th street and 67-02 to 67-12 197th street; 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1), Meadowlark Gardens, Flushing, Borough of Queens, (under section 35, General City Law re bed of mapped streets).

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-

CALENDAR

2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35) Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

491-49-BZ—Application, June 24, 1949, under section 21 and 7h of the zoning resolution, of Erwin Gerber, applicant, on behalf of Grymes Hill Manor Estates, Inc., owner, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles on the unbuilt portions of lot and the occupancy of three motor vehicles in two family units; premises Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads, (Block 596, Part of Lot 100), Grymes Hill, Borough of Richmond.

492-49-A—Southwest corner of Serpentine road and Stratford road, Southeast corner of Arlo road and Stratford road and northwest corner of Arlo road and Stratford road (Block 596, Lot 100), Grymes Hill, Borough of Richmond (under section 36, General City Law re buildings not facing legal streets).

753-48-BZ—Application, August 13, 1948, under Sections 7c, and 7e of the zoning resolution, of Frank E. DeBorde, on behalf of Fred Stark, owner (Frank E. DeBorde, lessee), to permit in a residence and business use district, the change in occupancy from tavern, restaurant and dwellings, to tavern, restaurant, dwellings, storage and soap packing; premises 32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

322-49-BZ—Application, April 26, 1949, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Frank Faiella, owner, (Salvatore Pizzo, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years; premises 290-326 Withers street, 41-59 Debevoise avenue, southwest corner; 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

330-49-BZ—Application, April 26, 1949, under sections 21C, 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Oakland Hill Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners, to permit in a residence and business use district, the erection of more than one building on a lot without required rear yard and the parking of motor vehicles on unbuilt upon portions in residence use district, and the erection and maintenance of buildings in the business use portion for more than five motor vehicles; premises 87-04 to 87-10 25th avenue, 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street, 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street, 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard, 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

331-49-A—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th

street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

373-49-BZ—Application, May 3, 1949, under sections 7c and 21 of the zoning resolution, of Walker and Poor, applicants, on behalf of Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner, under contract by option agreement), to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A S P C A animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district; premises 1765-1779 York avenue, west side, between 92nd and 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

285-49-BZ—Application, April 7, 1949, under sections 7f and 7i of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Nassau-Queens Land Corporation, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office; premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

1242-39-BZ-Vol. II—Application of Matthew R. Leizer, applicant on behalf of Fox Hills Realty Corp., owner (John Dalessio, lessee), reopened May 17, 1949, under section 7c of the zoning resolution, to permit in a business—1 and unrestricted use district, the extension to existing gasoline service station (previously granted reconstruction and rearrangement of existing gasoline service station); premises 517 Bay street, southeast corner of Wave street, (Block 489, Lots 5 and 12), Stapleton, Borough of Richmond.

393-40-BZ-Vol. II—Application of Charles M. Spindler, applicant, on behalf of A. Lenoble Inc., owner (Queens Brook News Co., Inc., lessee), reopened May 10, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of garage for more than five motor vehicles to a distributing plant for books and magazines (Factory use) (previously denied by the Board for garage for five motor vehicles, motor vehicle repair shop and for the manufacture of signs); premises 45-21 to 45-39 50th street, east side, 200 ft. south of Queens boulevard (Block 2283, Lot 12), Woodside, Borough of Queens.

143-48-BZ-Vol. II—Application of Thomas M. Briody, applicant and owner, reopened May 10, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store) without the required side lot line in the F area district, and using more than the permitted area in F and D area (districts); premises 83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway, (Block 6862, Lot 328) Jamaica, Borough of Queens.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street,

CALENDAR

southwest corner, (Block 542, Lots 5 and 11), Arverne Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

316-49-BZ—Application, April 22, 1949, under section 7h of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Henderson Gardens, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles in conjunction with eighty-six family Garden apartments and garages; premises 102-01 to 102-15 185th street, southeast corner of Henderson avenue; 102-02 to 102-20 185th street, southwest corner of Henderson avenue; 102-19 to 102-23 185th street, east side, 167.33 ft. south of Henderson avenue and 102-38 185th street, west side, 232.61 ft. south of Henderson avenue and 102-64 185th street, northwest corner of 104th avenue (Block 10362, Lots 43, 56 and 66 and Block 10363, Lots 72 and 82), Hollis, Borough of Queens.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

343-49-BZ—Application, May 5, 1949, under section 7c of the zoning resolution, of L. B. Santangelo, applicant, on behalf of New York Association for the Blind, owner, to permit in a residence and retail use, B area district the erection and maintenance of an extension to existing factory using more than the permitted area; premises 338-342 East 35th street and 607-611 First avenue, southwest corner (Block 940, Part of Lot 38), Borough of Manhattan.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, Parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicle waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

382-49-BZ—Application, May 17, 1949, under section 7h of the zoning resolution of Samuel Rosenblum, applicant, on behalf of Frank H. Tilson and Rankin Realities, Inc., owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises 324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan.

388-49-BZ—Application, May 19, 1949, under section 7a of the zoning resolution, of Paul Friedman, applicant, for Whitestone Building Corp., owner, to permit in a business use district, the erection and maintenance of stores with show windows, signs and entrances more than permitted distance from intersection; premises 12-23 to 12-29 150th street and 150-01 12th road, northeast corner (Block 4317 (413), Lot 1), Whitestone, Borough of Queens.

406-49-BZ—Application, May 24, 1949, under section 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Bayacht Land Corporation, owner, to permit in a residence use district, the parking of motor vehicles for a stated term of years; premises 216-30 to 216-48 28th avenue, south side, 300 ft. east of 216th street (Block 6019, Lots 108 and 113), Bayside, Borough of Queens.

412-49-BZ—Application, May 19, 1949, under section 21 of the zoning resolution, of William H. Byrne, applicant, on behalf of Neljo Realty Corporation, owner, to permit in a business use district, D area, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 9508 to 9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 42, 43 and 44), Borough of Brooklyn.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

422-49-BZ—Application, May 31, 1949, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Alfred Herskovitz, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 1794 to 1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn.

435-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

437-49-BZ—Application, May 16, 1949, under sections 7c, 7i of the zoning resolution, of Lama Proskauer and Prober, applicants, on behalf of Estate of Josephine Schnurmacker, owner (Gulf Oil Corporation, lessee), to permit in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into existing garage for more than five motor vehicles; premises 1190 to 1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan.

CALENDAR

501-49-BZ—Application, June 29, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of P. M. L. Co., owner, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required rear yards and to permit parking of motor vehicles on unbuilt upon portion of plot; premises 138-33 to 138-47 68th drive and 68-24 to 68-26 140th street, northwest corner; 68-02 to 68-18 and 68-01 to 68-11 140th street, Cul-De Sac formed by northwest corner of 140th street and 68th drive; (Block 6484, Lot 2); 138-40 to 138-66 68th drive and 68-32 to 68-40 and 68-42 to 68-60 140th street, southwest corner; 69-16 to 69-30, 69-34 to 69-40 140th street, 138-43 to 138-71 Jewel avenue, northwest corner; 138-01 to 138-25 Jewel avenue and 69-15 to 69-29 and 69-33 to 69-39 138th street, northeast corner; 68-31 to 68-37, 68-41 to 68-59 138th street and 138-02 to 138-38 68th drive, southeast corner; 138-29 to 138-30 Jewel avenue, northeast corner of 138th street (Block 6485, Lot 3); Kew Gardens, Borough of Queens.

430-37-BZ—Vol. II—Application of H. Desmond Upton, applicant, on behalf of Guy Cary and Philip A. Carroll, Executors and trustees under will of R. W. Goelet, deceased, owner (Goelet Realty Company, lessee), reopened June 21, 1949, under sections 7h and 21 of the zoning resolution, to permit in a restricted and retail use district, the extension of existing parking and storage of more than five motor vehicles in the retail use district to be extended into the unbuilt upon portion of plot located in the restricted retail use portion of the plot; premises 72-74 East 54th street, south side, 61 ft. west of Park avenue, (Block 1289, Part of Lot 36), Borough of Manhattan.

526-49-A—34-21 Review avenue, northeast corner of 35th street, (Block 297, Lot 1), Long Island City, Borough of Queens.

898-46-SA—Economy Pumps (Sewage Ejectors).

447-37-SA—Bomar Fill Pipe Terminal for Gasoline and Fuel Oil.

179-43-SM—Protecto Wire Heat Sensitive Cable; (reopened February 1, 1949 re amendment of resolution).

171-48-SA—Superfex Suspended Heating Unit (Ceiling Furnace) Model 550 (reopened March 29, 1949 re amendment of resolution as to improved Model 550).

302-49-SA—Washex Combination-Washer Extractor.

108-48-SM—Micarta Decorative Wall Covering.

1036-47-SM—Lox-tite Flexible Gas Range Connector.

340-49-SM—Imico Extra Heavy Malleable Iron Pipe Fittings, 500 lbs. W.W.P.

30-49-SM—Eagle-Picher Fireproofing Cement.

139-48-SA—R. C. Mahon Paint Drying Oven Gas Fired.

476-44-SM—USG ½" V Edge Tongue and Groove Rock-lath, (reopened March 1, 1949 re amendment of resolution).

347-49-SM—SK Insulrock Acoustic (⅝" to 2" thickness sizes 6" to 12" to 32" x 96").

169-47-SM—Wade Hydrafilter Grease Interceptor.

25-49-SA—Gilbarco Suspended Furnaces, Models GSU 100 and GSU 200 and Esso Suspended Furnaces, Models ESU 100 and ESU 200, Oil Fired.

437-48-SM—Esax Hopper Ring (Ring Slab for Toilet Bowl).

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 19, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1052-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

1069-48-A—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

384-49-A—8800 Bay parkway, west side, 150 ft. north of Cropsey avenue (1st floor); (Block 6447, Lot 44), Borough of Brooklyn.

313-49-A—1438-1442 Flatbush avenue, west side, 155 feet south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough Brooklyn.

299-49-A—171 Nostrand avenue, east side, 18 feet south of Willoughby avenue (Block 1766, Lot 6), Borough of Brooklyn.

34-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck streets); (Block 613, Lot 1), Borough of Brooklyn.

35-48-A—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

1024-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

1034-47-A—West side of Columbia street, 2140 ft. south of Halleck street (Pier 3, Beard's Erie Basin, foot of Columbia street); (Block 613, Lot 1), Borough of Brooklyn.

386-49-A—33-61 54th street, southeast corner of Dudley place (Block 1193, Lots 111, 12, 13, 15, 16 and 17), Woodside, Borough of Queens.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

151-19-S—Vol. II—50 West 3rd street, south side, 71.3 ft. west of Wooster street (Block 536, Lot 19), Borough of Manhattan.

409-49-A—43-82 Vernon boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors); (Block 488, Lot 114), Long Island City, Borough of Queens.

462-49-A—160-51 to 160-59 19th avenue, north side, 82.50 ft., 123.75 ft., west of 163rd street and northeast corner of Willets Point boulevard (Block 5737, Lots 3, 21 and 23), Bayside, Borough of Queens.

471-49-A—158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn.

473-49-A—440-442 West 14th street and 872-874 Washington street (1st floor); (Block 646, Lots 17 and 18), Borough of Manhattan.

CALENDAR

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

493-49-A—118-03 Atlantic avenue, north side, 22 ft. east of 118th street (2nd floor); (Block 9350, Lot 39), Richmond Hill, Borough of Queens.

494-49-A—1334, 1336 and 1338 Purdy street, east side, 303 ft. 4 in., 336 ft. 7 in., and 366 ft. 11 in., south of Starling avenue (Block 3935, Lots 23, 26 and 27), Borough of The Bronx.

514-49-A—342 West 51st street, south side, 295 ft. 6 in. east of 9th avenue (Block 1041, Lot 52), Borough of Manhattan.

515-49-A—344 West 51st street, south side, 275 ft. east of 9th avenue (Block 1041, Lot 53), Borough of Manhattan.

519-49-A—351 New Lots avenue, north side, 21 ft. 2½ in. east of Sheffield avenue (cellar, 1st and 2nd floors); (Block 3839, Lot 54), Borough of Brooklyn.

521-49-A—2815-2819 Atlantic avenue and 217-223 Hendrix street, northeast corner (Block 3948, Lot 43), Borough of Brooklyn.

524-49-A—35-39 158th street, east side, 329.52 ft. north of Northern boulevard (Block 5274, Lot 23), Flushing, Borough of Queens.

527-49-A—110-12 to 110-62 and 110-11 to 110-63 64th road, north and south sides, 100 ft. east of 110th street and 102.91 ft. west of Grand Central parkway and 110-12 to 110-44 64th avenue (Block 2184, Lots 11 and 19 and Block 2185, Lot 11), Forest Hills, Borough of Queens.

364-49-A—1219 Quentin road, north side, 38 ft., 9¾ in. west of East 13th street, (Block 6775, Lot 40), Borough of Brooklyn.

428-49-A—510 Lafayette avenue, south side, 80 ft. east of Bedford avenue, (Block 1788, Lot 12), Borough of Brooklyn.

535-49-A—1213-1295 Prospect place and 119-169 Troy avenue, northeast corner, (Block 1353 and Block 1359, Lots 2), Borough of Brooklyn.

539-49-A—23 William street, west side, 115 feet, 2¾ in. north of Beaver street, (Block 25, Lot 31), Borough of Manhattan.

482-49-A—806 Jefferson avenue, south side, 425 ft. east of Patchen avenue, (Block 1658, Lot 27), Borough of Brooklyn.

538-49-A—101 East 74th street, north side, 25 ft. east of Park avenue, (Block 1409, Lot 2); (9th floor), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

504-49-A—1704 2nd avenue, east side, 50 ft. north of East 88th street (party wall balcony); (Block 1551, Lots 2 and 3), Borough of Manhattan.

545-49-A—1390 Castleton avenue, south side, from Jewett avenue to Rector street, (Block 1025, Lot 36, Block 215 Lot 1), Port Richmond, Borough of Richmond.

554-49-A—102 West 101st street and 828-838 Columbus avenue, southwest corner (Block 1855, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following Tuesday morning, September 13, 1949, at 10 o'clock in Room matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

257-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises

CALENDAR

143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle

repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday afternoon, September 27, 1949*, at 2 o'clock in Room matter:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of July 6, 1949).

300-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Mario Pulese, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage.

PREMISES AFFECTED—8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

MINUTES

THE RESOLUTION (300-48-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four-car concrete block garage, affecting premises 8501 to 8507 Flatlands avenue and 765 to 775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn was granted by the Board October 13, 1948, on certain conditions; and

WHEREAS, the resolution was amended May 3, 1949; and
WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 13, 1948, only so far as it has reference to the requirements as to pits or lifts in connection with repairing or lubrication, so that as *amended* this portion of the resolution shall read:

"... that any equipment requiring a pit or lift for the work or lubrication when installed shall either be of the hydraulic type or if a pit is installed shall be ventilated through the roof by vent ducts connected to an exhaust fan at the bottom of the pit and that in either event closure doors may be constructed as indicated on revised plan marked "Received June 16, 1949", 1 sheet; that the existing exterior wall of the present four car garage at the west shall be maintained as a separation between such four car garage and the accessory building. (Alt. 237-48)."

567-48-BZ

APPLICANT—Irrera and Luongo, for Abraham Powell, owner.

SUBJECT—Application for consideration—reopening and amendment as to height of repair shop—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop.

PREMISES AFFECTED—6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent I. Luongo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION.

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (567-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline, service station and the addition of a motor vehicle repair shop, affecting premises 6314-6322 Avenue N (6302 displayed) and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn, was granted by the Board January 11, 1949, on certain conditions; and

WHEREAS, the resolution was amended April 12, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 11, 1949, as *amended* April 12, 1949, by adding thereto:

"... that the portion of the accessory building proposed to be occupied for repair shop may be increased in height, so that the extension is of the same height as the proposed lubricatorium, namely approximately 13 ft. (Alt. 1317-48)."

309-28-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Shell Oil Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. W. Judson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

389-29-BZ—Vol. IV

APPLICANT—Siegel and Green, for 2356 Concourse Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of building—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection of a new one story store in yard of 5 story and basement, new law tenement (entirely located in a residence use district); previously acted upon by the Board re alteration and change of occupancy of part of 1st story an apartment house to business use (stores).

PREMISES AFFECTED—2356-2366 Grand Concourse, 245 Field place, 2355-2365 Ryer avenue and 246 East 184th street (Block 3159, Lots 40 and 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent Commissioner Kleinert 1

MATERIALS SUBMITTED FOR APPROVAL

859-40-SM

APPLICANT—The Dextone Co., owner.

SUBJECT—Dextone, Dextone Mo-Sai and Dextolite (cast stone), approval of.

APPEARANCES—

For Applicant: Simms Embler.

ACTION OF BOARD—Application withdrawn in view of new application filed by applicant, Cal. Nos. 502-49-SM and 503-49-SM.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

620-47-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application for consideration—reopening and report as to amendment of resolution—re Weldwood Flush Veneered Door (Kaylo Core); previously approved.

APPEARANCES—

For Applicant: Vernon F. Sears.

ACTION OF BOARD—Application reopened for consideration of amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY MORNING, JULY 12, 1949, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 28, 1949, were approved, as printed in the Bulletin of July 5, 1949, Vol. 34, No. 27.

ZONING APPLICATIONS

1202-21-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened April 20, 1948—re Application (decision of borough superintendent) under sections 7c, 7e and 7i of the zoning resolution to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono and John F. Giovannetti.

For Opposition: Hannah Gottfried, Mrs. R. Girioni, Fannie Burkes, Mary Broglia, Ruth Varteresian, George Hinds, Charles W. Shook and Ralph Soranno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument.

56-48-BZ—Vol. II

APPLICANT—Joseph J. Furman, for Bloom and Krup and Rita Realty Corp., owners.

SUBJECT—Application reopened May 10, 1949—re Application (decision of borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted.)

PREMISES AFFECTED—407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 First avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Opposition: B. L. Tinkelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument.

860-48-BZ

APPLICANT—Jacob Rivlin, for Sophie Sternberg, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the extension to existing store.

PREMISES AFFECTED—702-708 Ocean parkway and 204-214 Lawrence street, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Rivlin and Charles T. Sternberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dep't of Parks.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument; applicant to file additional plans showing the existing and proposed arrangement.

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., at request of applicant for the purpose of filing corrected plans.

1070-48-BZ

APPLICANT—Fulton, Walter and Halley, for Sophie Ratschky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks.

PREMISES AFFECTED—253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Samuel Beck.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application referred to Engineer of Board for new date of hearing; corrected notices to be sent out, giving the correct address of the premises; 253-12 to 253-24 Union turnpike.

32-49-BZ

APPLICANT—Matilda Wilson, owner (Wilson and Miller, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue (Block 8942, Lot 66), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: John Pasta, Matilda Wilson, Frank P. Holler and E. J. Wilson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument.

THE RESOLUTION (32-49-BZ)

WHEREAS, the plot was changed from business use to residence use for a depth of 100 ft. from Elderts lane on February 16, 1923, and that the remainder of the plot remained in a business use district until May 18, 1941, at which time the balance of the plot was changed to residence use; and

WHEREAS, contrary to the statement of the applicant Certificate of Occupancy 1604 was issued on the 24th day of January, 1921, to permit the erection of buildings to store in separate stalls 15 automobiles on the front half of the lot having a frontage of 35 ft. on Elderts lane according to resolution of the Board under Cal. No. 239-16-BZ; that no conditions of the resolution permitted the construction of additional garage buildings nor the installation of motor vehicle servicing, nor the installation of the gasoline selling station but that the sale of gasoline was permitted without the approval of the Department of Housing and Buildings by the Fire Department under Fire Department Alt. Applic. 100-1923, under which one 550 gallon gasoline tank, and one pump was permitted under plans filed showing such installation within one of the garage buildings on Elderts lane.

135-49-BZ

APPLICANT—Anthony F. Inserro, for Frank Marinaccio, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony F. Inserro and Frank Marinaccio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument and to obtain records of Division of Combustibles prior to 1946.

267-49-BZ

APPLICANT—Sidney Ritterman, for Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner (Block 7059, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edith Katz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for applicant to ascertain if old building in the rear, now occupied by a building contractor, will be demolished.

285-49-BZ

APPLICANT—Kitzler and Nurick, for Nassau - Queens Land Corporation, Inc., owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for further consideration after applicant has filed revised plans.

314-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Henry Newfield, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles E. Waldron, Edmund J. Waldron, William Krauhl and Josephine Tracz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

MINUTES

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument; the examining engineer to examine the records complete, including the Fire Department and Department of Housing and Buildings records.

330-49-BZ

APPLICANT—Burke, Morrison and Green, for Oakland Hill Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 21C, 21 and 7h of the zoning resolution, to permit in a residence and business use district, the erection of more than one building on a lot without required rear yard and the parking of motor vehicles on unbuilt upon portions in residence use district, and the erection and maintenance of buildings in the business use portion for more than five motor vehicles.

PREMISES AFFECTED—87-04 to 87-10 25th avenue, 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street, 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 96-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street, 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard, 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Edwin J. Dressner.

For Opposition: Frieda Scharff, Edward S. Klausner and William Scharff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for decision by the Board; hearing closed.

338-49-BZ

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars).

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono and John F. Giovannetti.

For Opposition: Hannah Gottfried, Mrs. R. Girioni, Fannie Burkes, Mary Broglia, Ruth Varteresian, George Hinds, Charles W. Shook and Ralph Soranno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision without further argument.

373-49-BZ

APPLICANT—Walker and Poor, for Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner under contract by option agreement).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an ASPCA animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on unbuilt portion of plot in residence use district.

PREMISES AFFECTED—1765-1779 York avenue, west side, between East 92nd and East 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred E. Poor and Albert H. Swanke.

For Opposition: Emanuel Kessler and William Von der Horst.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for further consideration and decision by the Board without further argument.

97-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waxman Holding Corp., owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune avenue, to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on second floor (previously granted by the Board for residence and business use district).

PREMISES AFFECTED—13-21 Neptune avenue and 2771-2803 East 13th street, northeast corner and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Waxman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (97-47-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Waxman Holding Corporation, owner, filed March 22, 1949 an application under section 7f of the zoning resolution, to permit in a business use district, the addition of a gasoline service station to an existing building on setback fronting on Neptune avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than five motor vehicles, trim manufacture, storage warehouse, distribution of drinking soda and offices on 2nd floor (previously granted by the Board for residence and business use district), affecting premises 13-21 Neptune avenue and 2771 to 2803 East 13th street, northeast corner and 2740 to 2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on April 5, 1949, subject to usual procedure; and

MINUTES

WHEREAS, a public hearing was held on June 7, 1949 after due notice by publication in the Bulletin, and laid over to June 21, 1949 for consideration of revised plans and referred to the engineer, then laid over to July 12, 1949, for inspection by a committee of the Board as to new proposal for amendment to permit a gasoline service station in addition to other uses heretofore permitted; and

WHEREAS, the district maps accompanying the zoning resolution show that East 14th street and Neptune avenue are in a business use, A area, Class 1 height district; East 13th street and the site are in residence and business use, A area, Class I height districts; and

WHEREAS, the decision of the borough superintendent, dated May 23, 1949 acting on Alt. Applic. 309-49, reads:

"1. The change of use of these premises located in a business use district from Boat and auto showroom, servicing and repairs, (handtools only), brake testing, wheel alignment, lubrication, parts dept., offices, storage garage for more than 5 motor vehicles and garage for more than 5 trucks, warehousing and distribution of drinking soda (no bottling on premises) trim mfg. and storage on first floor, offices on the 2nd floor to boat and auto showroom, servicing and repairs (hand tools only) brake testing, wheel alignment, lubrication, parts dept., offices, storage garage for more than 5 motor vehicles and garage for more than 5 trucks, warehousing and distribution of drinking soda (no bottling on premises) trim mfg. and storage and gasoline service station on first floor and offices on the 2nd floor is contrary to the Zoning Resolution, Art. II, Sec. 4 (a) 46.

The Board of Standards and Appeals has previously acted on these premises under Cal. No. 97-47-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. 9 $\frac{5}{8}$ in. frontage by 300 ft. $\frac{1}{4}$ in. in depth, irregular, on which is located a building 104 ft. 1 $\frac{1}{8}$ in. front on Neptune avenue and an irregular depth of approximately 149 ft. $\frac{3}{8}$ in., 184 ft. and 50 ft., for which C.O. 121364-48 (N.B. 2136-46) was issued for boat and auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, offices, garage for more than five motor vehicles, trim manufacturing, storage warehousing and distribution of drinking soda; 2nd floor, offices; that it is proposed to install a gasoline service station on the 15 ft. setback on Neptune avenue building line and to install six 550-gallon gasoline tanks and six approved gasoline pumps; and

WHEREAS, the applicant contends that at the time this application was granted by the Board the property had a frontage of approximately 100 ft. on Neptune avenue and since the granting the owner has acquired an additional 10 ft. to the west reaching to the East 13th street building line; that there are many non-conforming uses in the affected area as follows: Block 7487, Lot 40, poultry market; Lot 49, gas station and garage; Block 7488, Lot 65, welding shop, Lots 61, 58, 55, 50, garages, Lot 44, gas station; Block 7486, Lot 32, lumber yard; that Neptune avenue is a main automobile highway and as such, proposed gasoline station is entirely suitable on this street; that the many non-conforming uses also indicate that a gas station will not adversely affect the character of the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 309-49, be and it hereby is affirmed and that the application be and it hereby is denied.

940-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lemol Holding Corp., owner.

SUBJECT—Application reopened May 17, 1949—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of stores, using more than the area permitted (previously withdrawn).

PREMISES AFFECTED—95-11 57th avenue and 55-50 to 55-52 96th street, northwest corner (Block 1903, Lot 56), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Leo Sperber and William Cuccanella.

For Opposition: Paul De Falco.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (940-47-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Lemol Holding Corporation, owner, filed April 22, 1949 an application under section 21 of the zoning resolution to permit in an unrestricted use, C area district, the erection and maintenance of stores using more than the permitted area (previously withdrawn), affecting premises 95-11 57th avenue, and 55-50 to 55-52 96th street, northwest corner (Block 1903, Lot 56), Elmhurst, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on May 17, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on July 12, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 57th avenue and 96th street are in residence and unrestricted use, C area, Class 1 height district; the site is in an unrestricted use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 15, 1949 acting on Alt. Applic. 354-49 reads:

"1. Occupying more than the permitted area in a "C" area district is contrary to Art. IV, sect. 13 (b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.27 ft. frontage by 35.33 ft. in depth, irregular, on which is located a building covering the entire lot, one story, 14 ft. in height, of class 3 construction; that there is a loading platform and parking space 32 ft. 9 in. by 42 ft.; that it is proposed to alter the present unloading and parking space and install one store in the same space; and

WHEREAS, the applicant contends that the present unloading and parking space together with the store, although in excess of the allowable building area, is permissible under the zoning resolution; that upon converting to a store the building will be only 981 sq. ft. as permitted in this zone; that stores are a vital necessity in this area because of the large veterans housing project immediately across the street; that the occupying of this area by a store in place of an unloading and parking space will not reduce the block ventilation or cause any additional hardship; that it will benefit the area in that a store presents a better appearance than an unloading and parking space and will be safer for the public in that no trucks will be crossing the sidewalks; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district requirements of the zoning resolution, and that the

MINUTES

application be and it hereby is *granted* under section 21 of the zoning resolution, as to area, to permit the rearrangement of the building as proposed without increase of the envelope by installing a store in the westerly section of the building formerly approved by the Department of Housing and Buildings for unloading and parking *on condition* that the stairway to the cellar shall be enclosed on the 1st floor in accordance with the requirements therefor; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto, all as indicated on plans filed with this application marked "Received April 22, 1949," four sheets; that the building shall not be increased in height or area; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

303-48-BZ

APPLICANT—Anthony S. Zummo, for John F. and Edna M. Bjorkland, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory garage nearer to the street line than permitted.

PREMISES AFFECTED—113-02 107th avenue, southeast corner of 113th street (Block 9551, part of Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Anthony S. Zummo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (303-48-BZ)

WHEREAS, Anthony S. Zummo, for John F. and Edna M. Bjorkland, owners, filed March 26, 1948, an application under section 21 of the zoning resolution, to permit in a residence use E area district the erection and maintenance of an accessory garage nearer to street line than permitted, affecting premises 113-02 107th avenue, southeast corner of 113th street (Block 9551, part of Lot 1), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 6, 1949, after due notice by publication in the Bulletin, and laid over to July 12, 1949, for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that 107th avenue is in a residence use, D and E area and Class 1 height district; 113th street and the site are in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1948, acting on N.B. Applic. 1513-47, reads:

"1. Construction within 10'-0" of street lot line in an E area district is contrary to Art. IV, sec. 15, B.Z.R." and

WHEREAS, the applicant states that the premises consist of a plot 20.51 ft. front by 95.04 ft. in depth, on which is located a one-family dwelling 16 ft. 4 in. front by 46 ft. in depth; that it is proposed to demolish the existing one-car metal garage and erect a cement block garage 10 ft. front by 20 ft. one story 8 ft. in height to be used as an accessory garage; and

WHEREAS, the applicant contends that business and family circumstances require the use of a car, especially for physical conveniences (one member of the family is an invalid and one member is lame); that there are no vacant lots in the vicinity for which compliance with Article IV, Sec. 15, B.Z.R. can be of any benefit; that the owners will consider reducing the length of the garage to 18 ft. instead

of 20 ft. as shown on plans, with a view to cooperating with the spirit of the law; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to area, to permit the reconstruction of the accessory garage substantially as proposed and as indicated on plans filed with this application marked "Received March 26, 1948" 2 sheets, except that the length of garage shall not exceed 18 feet as proposed *on condition* that the altered building shall be used only as an accessory garage and shall comply in all respects with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

772-48-BZ

APPLICANT—Seelig and Finkelstein, for New Brighton Beach Jewish Center, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing synagogue using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (772-48-BZ)

WHEREAS, Seelig and Finkelstein, for New Brighton Beach Jewish Center, Inc., owner, filed September 2, 1948, an application under section 21 of the zoning resolution, to permit in a business use, C area, district, the extension of an existing synagogue using more than the area permitted and without the required rear yard, affecting premises 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn; and

WHEREAS, a public hearing was held on July 12, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Brighton 11th street is in residence and business use, C area and Class 1 height district; that Brighton Beach avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 20, 1948, acting on Alt. Applic. 2274-48, reads:

"1. Continuation of present building as approved in appl. N.B. 6826-36 will be contrary to present requirements of zoning law as to area and yard. Art. II, Sects. 13 and 17 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a Synagogue 40 ft. 6 in. front by 94 ft. in depth, one story, 17 ft. 6 in. and basement in height, of Class 3 construction for which certificate of occupancy 86469-38 has been issued; that it is proposed to raise the front of the building to a height of 29 ft. and to add to the basement

MINUTES

portion a structure of the same height; that the width will remain the same; and

WHEREAS, the applicant contends that on July 2, 1936, Applic. N.B. 6826 was approved in the Department of Housing and Buildings for the erection of a two-story and mezzanine, brick, Class 1 fireproof building, 41 ft. 2 in. wide by 94 ft. in depth in the cellar, and 40 ft. 6 in. wide by 93 ft. 8 in. in depth in the first floor; that the area of the building in the cellar is 3,932 sq. ft.; that the height of the building as approved is 28 ft. 9 in., the first floor is 6 ft. 9 in. above the grade, and the cellar floor is 9 ft. 3 in. below grade; that the cellar is 16 ft. high and is to be occupied for a gymnasium; that the 1st floor is 19 ft. 3 in. high, the front portion of which, for a distance of about 27 ft. is divided in height into two floors; that the lower floor is taken up by the lobby, stairs, office and kitchen, and the floor above, the mezzanine, is used for seats as part of the synagogue; that the remaining rear portion about 67 ft. in depth is the synagogue; that the building is erected on the front property line, leaving a rear yard 6 ft. in depth, except for that portion in back of the Ark which is 4 ft.; that the top of the Ark is less than 23 ft. above the curb; that when these plans were approved, the zoning law provided that where a building is not within a residence use district as designated on the use district map, the lowest level of a rear yard shall not be above the sill of the second story windows, nor in any case more than 23 ft. above the curb level; that in the case of a church, whether within or without a residence district, 40% of the rear yard may be occupied up to a level of 30 ft. above the curb level; that the construction of the building was started upon the approval of the plans; that the water level was encountered closer to the curb level than had been anticipated and therefore instead of starting construction 9 ft. 3 in. below grade, it was necessary to start about 5 ft. below grade; that this makes the lowest story a basement instead of a cellar; that the cost of construction exceeded the amount figured and funds did not permit construction beyond the basement; that completion was left for a later date; that a certificate of occupancy, No. 86469 was obtained from the Department of Housing and Buildings for the use of this portion for a synagogue, and it is now being used temporarily for this purpose awaiting the time that the unfinished part of the building could be continued; that it is now proposed to continue construction and finish the building in accordance with the approved application N.B. 6826-36, and for the occupancy approved; that since the approval of this plan and the construction of the basement, the zoning law has been changed, and it now limits the area of a building in the C district to 60% of the area of the lot above curb; that the basement now occupies 3,932 sq. ft. or approximately 78.6% of the area of the lot and the 2nd story would have to be shortened by approximately 22 ft. 6 in. to comply with the present zoning law as incorrectly interpreted; that should this be required the building would not be sufficient and would have to be abandoned since the synagogue would be entirely too small for the congregation; that this change in length would also mean relocating the rear wall, the driving of additional piles for its support and under the circumstances, is most impractical and very costly; that the premises are located 100 ft. north of Brighton Beach avenue, an exceedingly busy shopping street; that immediately adjacent to these premises, to the south and facing Brighton Beach avenue is a one-story taxpayer store building, built prior to 1936; that the rear yard of this store building is used for the delivery of merchandise to the rear of these stores, and this yard abuts the side yard of the site; that this yard is entered through a 10 ft. driveway, from Brighton 11th street immediately adjacent; that the applicant's client tried to purchase part of this yard in order to increase the area of the plot to comply with the amended zoning law; that there is a letter from the owner of the store property in answer to this request, in which he states that he cannot sell any part of same as it is necessary for the entrance to the rear of the stores; that in the rear of the subject

premises, as well as the rear of all the buildings on this block, is the land and elevated structure and tracks of the BMT Brighton line, which by no means lends a favorable atmosphere or character to the neighborhood but which nevertheless provides a wide open area for light and ventilation; that to the north of the subject premises is a row of attached brick, two-story two-family dwellings with a high outside stair, garages in the basement; that these buildings were erected long after the basement of the building had been erected and occupied; that the one immediately adjacent to subject premises has a side yard of 4 ft. on its premises, and the subject premises has a side yard of 4 ft. 8 in.; that this provides an 8 ft. 8 in. open space between the side wall of the subject building and the side wall of the dwelling adjacent; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 of the zoning resolution, to permit the completion of the building as proposed and as indicated on plans filed with this application marked "Received June 22, 1949," six sheets, and in accordance with plans as previously approved for the change of area zoning under N.B. 6826-36 *on condition* that the building shall not be increased in area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

992-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Oakridge Estates, Inc., (Goldring Motors, Inc.), owners.

SUBJECT—Application reopened May 24, 1949—re Application (decision of the borough superintendent) under sections 7A, 7c, 7i, 7e, and 21 of the zoning resolution to permit in the business portion of the lot, the erection and maintenance of a building to be used for boilerroom, storage and locker room in the cellar; auto showroom, storage of auto parts, lubricatorium, welding, motor vehicle repair shop, paint and spray shop on the 1st floor; storage of auto parts and office on the mezzanine; and to permit off street parking of more than five motor vehicles in the residence use portion of the lot for patrons' automobiles; with entrances and exits greater than permitted at a greater distance from intersections than is permitted.

PREMISES AFFECTED—1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph G. Goldring.

For Opposition: Herbert L. Isaacs, R. Robert Hochman, Leon Goldsmith and Murray Tappis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (992-48-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Oakridge Estates, Inc., (Goldring Motors, Inc.), owners, filed April 16, 1949, an application under sections 7A, 7c, 7i, 7e and 21 of the zoning resolution to permit in the business use por-

MINUTES

tion of the lot the erection and maintenance of a building to be used for boiler room, storage and locker room in cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on first floor; storage of auto parts and office on mezzanine, and to permit off-street parking for more than five motor vehicles in the residence use portion of lot for patrons' cars; with entrances and exits greater than permitted at a greater distance from intersections than is permitted, affecting premises 1154 Clarkson avenue and 250 Rockaway parkway, southwest corner; 9601-9627 Kings Highway and 255-279 East 96th street, (Block 4651, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on May 24, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on July 6, 1949, after due notice by publication in the Bulletin, and laid over to July 12, 1949, at request of objectors; no further adjournment; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1949, acting on N.B. Applic. 1651-48, reads:

"4. The proposed structure located in a business use district to be used for boilerroom, storage, lockerroom and toilets in the cellar, first floor; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop, mezzanine for storage of auto parts and office with adjacent off street parking area for more than five cars within a residence use district is contrary to the Zoning Res. Art. II, Secs. 3 and 4 (2) 29.

5. Entrances and exits to the premises exceeding 3'-6" in width at a distance more than 25' from the intersection of Clarkson Ave. with Rockaway Parkway and with East 96th St. are contrary to the Zoning Res. Sec. 7-A."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 209 ft. 11 $\frac{5}{8}$ in. in depth (irregular), presently vacant; that it is proposed to erect a building 148 ft. front by 75 ft. in depth, one story and mezzanine 17 and 18 ft. in height, of Class 3 construction, to be used as an auto showroom, storage of auto parts, motor vehicle repair shop, welding, paint and spray shop and office; that it is further proposed to have off-street parking on the unbuilt portion of the lot for patrons' cars; and

WHEREAS, the applicant contends that all openings except doors in the service department will have glass blocks; that the building will be used as an automobile showroom for new and used cars dealt in by Goldring Motors, Inc., having a Plymouth and Dodge Agency; that the building will also have adequate space and accommodations for the repair and service of these cars; that all the streets in this vicinity are extremely crowded and also this open area properly landscaped and fenced will serve to maintain a garden effect on Kings Highway and act as a buffer between Kings Highway and the business area at Clarkson avenue; that the building will be a distance of 52 ft. from East 96th street which will also be of added benefit to the community; that the building will be erected of brick in a modern manner and do much to improve the looks of the community and be in keeping with future development; that Kings Highway is one of the most important auto highways leading across Brooklyn; that the auto showroom shown on plans is a permissible use in the business zone; that the entrance to the building on East 96th street more than 25 ft. from the intersection of East 96th street and Clarkson avenue, is required for the proper operation of the agency and the entrance thereto is 52 ft. from East 96 street so that no doors are visible at the building line; that the premises directly across the street from this entrance in Block 4650, Lot 13 is developed with stores so that East 96th street is business in character and the proposed entrance will be in keeping; and

WHEREAS, the Board deemed that the proposal now submitted has overcome the objections to the former proposal to an extent that the use in the building which is mainly

conforming should not be objectionable and that the residential portion is not readily available for residence use and when fenced and landscaped as required, should not be as objectionable as present bill boards; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision A, Section 7, subdivision e and Section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7A and 7i, as to the portion within the business use district, *on condition* that the building as proposed and as indicated on revised plans marked "Received April 16, 1949," 4 sheets, shall be arranged as thereon indicated and shall not extend beyond the limits of the business use district and shall comply with the zoning resolution as to area coverage; that all of the windows in the exterior walls shall be as proposed, filled with glass block as permitted for exterior walls with no openings therein; that the servicing permitted in connection with the proposed automobile showroom for Dodge and Plymouth cars shall be restricted to minor repairing and adjustment of cars dealt in by the agency and no others; that any welding or painting on the premises shall be in accordance with the requirements of all laws regulating such uses and subject to permits issued by the fire commissioner; that the paint spray room shall conform to the requirements and all painting and spraying shall be done within that room, and ventilation of such room shall be through the roof; that the installation of the gasoline pump shall be within the building as indicated and fed from one 550 gallon tank and shall be solely for servicing cars dealt in by the agency; that such cars shall be serviced with gasoline inside of the building and not on the exterior; that no gasoline shall be sold to passing motor vehicles; that the building shall not be increased further in height or area and shall be as indicated, and the portion toward Rockaway Parkway shall be arranged as proposed with automobile showroom use and parts department; and granted under section 7e to permit the portion of the premises within the residential use area, substantially as proposed provided such use is restricted to placing of cars belonging to patrons of the agency while same are waiting for service or delivery; that the entire frontage along Clarkson avenue and East 96th street and the service road of Kings Highway shall be protected as shown with a masonry wall and fence which shall be of steel pickets and not of wood, as indicated, to a total height of not less than 6 ft. and with planted areas inside, as indicated, continuously except for one opening to East 96th street and one opening to the service road at Kings highway; that such planted areas shall be protected with concrete curbing and planted with suitable planting material and trees; that all portions of the entire premises where not occupied by the building, planting areas and walls shall be surfaced with concrete, tarvia or other reasonably impervious material; that the sidewalks and curbing surrounding the premises shall be constructed to the satisfaction of the Borough President; that no signs shall be erected within the residence use area; that all other signs shall be restricted to signs attached to the building, excluding all temporary signs and all roof signs; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that curb cuts shall be restricted to one curb cut to Clarkson avenue 16 ft. in width as shown, and one curb cut to East 96th street 30 ft. in width as shown, and one to the service road of Kings highway of 16 ft. as shown; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

103-49-BZ

APPLICANT—Kenneth W. Milnes, for Richalb Realty Corp., owner (Garber Brothers, lessee).

MINUTES

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business-1 use, C and E area district, the erection and maintenance of a business building (store) using more than the area permitted.

PREMISES AFFECTED—291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Louis Garber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (103-49-BZ)

WHEREAS, Kenneth W. Milnes, for Richalb Realty Corporation, owner, Garber Bros. lessee, filed February 14, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in residence and business-1 use, C and E area districts, the erection and maintenance of a business building (store) using more than the area permitted, affecting premises 291 Richmond avenue, southeast corner of Albion place (Block 1037, Lot 6), Port Richmond, Borough of Richmond; and

WHEREAS, a public hearing was held on June 28, 1949, after due notice by publication in the Bulletin, and laid over to July 12, 1949, for further consideration—applicant to file plans of cellar area; and

WHEREAS, the district maps accompanying the zoning resolution show that Richmond avenue is in a business-1, C area and Class 1½ height district; Albion place and the site are in residence and business-1 use, C and E area and Class 1 and 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1949, acting on N.B. Applic. 574-48, reads:

"1. The proposed 1 story and basement fireproof building to be used as a department store is not permitted as, it is contrary to a use permitted in a residential use district. Zone Res. Art. 2, Sec. 3.

2. The proposed 1-story and basement fireproof building to be used as a department store is not permitted as, the area will exceed area permitted in this C and E area district. Zone resolution Article 4, Section 13b and 15c."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. 6 in. front by 126 ft. 6 in. in depth, irregular, presently vacant, except for a large billboard; that it is proposed to erect a building covering the entire lot, one story, 22 ft. in height, of Class 1 construction, to be used as a department store; and

WHEREAS, the applicant contends that this project is to be a department store owned by the Richalb Realty Corporation and to be leased to Garber Bros., a concern at present located at 163 Richmond avenue, Port Richmond, two blocks from the premises of this appeal, which they also lease from another owner; that they have been at this location for 24 years and have two years to go on their present lease; that this concern has grown steadily in size and volume of business from 1925 to date, over 2500%; that due to such increase in business, particularly as to space required, and the impossibility of their present landlord to acquire any more property at this location for expansion in 1945, they purchased the site of this appeal with the view in mind of constructing a large modern up to date department store costing approximately \$250,000, which will answer their requirements for many years to come; that the high assessed valuation of this property on Richmond

avenue, which has the highest assessed land value on Staten Island, makes it imperative that the developer utilize and have as much ground coverage of the property as possible; that it has also long been a peculiarity of shoppers in the business sections of Staten Island that they are reluctant to go above the street floor level; that although it has no particular bearing on this case, but does show the trend of zoning, the President of the Borough of Richmond's Advisory Zoning Committee has recommended that Richmond avenue become a business use, B area for a depth of 150 ft.; that computation of excess area requested is as follows:

Total area of lot	14,407 sq. ft.
Area in C zone	12,000 sq. ft.
Permitted in C zone	7,950 sq. ft.
Excess area in C zone	4,050 sq. ft.
Area in E zone	2,407 sq. ft.
Permitted in E zone	1,203 sq. ft.
Excess area in E zone	1,203 sq. ft.
Total excess requested and	5,253 sq. ft.

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7c of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 574-48, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

163-49-BZ

APPLICANT—Burke, Morrison and Green for Meyer Gladstone and Robert W. Dasey, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores.

PREMISES AFFECTED—61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard (Block 7074, Lot 11), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: W. Sherman, Charlotte Ward, Mary C. Bosch, Helen Povilitis, Mary A. Gee and Theresa Mill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (163-49-BZ)

WHEREAS, Burke, Morrison and Green, for Meyer Gladstone and Robert W. Dasey, owner, filed March 2, 1949 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles (no fee to be charged) for customers and employees of adjacent stores, affecting premises 61-12 to 61-22 186th street, west side, 100 ft. south of Horace Harding boulevard (Block 7074, Lot 11), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on July 6, 1949 after due notice by publication in the Bulletin, and laid over to July 12, 1949, for applicant to file corrected plans; no further hearing; and

WHEREAS, the district maps accompanying the zoning resolution show that Horace Harding boulevard is in a retail use, D area, Class 1 height district; 186th street is in residence and retail use, D area, Class 1 height districts;

MINUTES

the site in in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1949 acting on Alt. Applic. 156-49 reads:

"1. A parking lot in a residence use district is contrary to Art. 2, sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use the premises as a parking lot for cars of customers and employees of stores fronting on Horace Harding boulevard at the southwest corner of 186th street, no fees to be charged; and

WHEREAS, the applicant contends that Horace Harding boulevard is a main artery running east and west where parking becomes an obstruction through traffic; that the granting of permission to use the premises as a parking lot for the employees and customers of the stores fronting on Horace Harding boulevard at the southwest corner of 186th street will be most beneficial to the neighborhood, to the owners of residences on 186th street south of Horace Harding boulevard and to the proprietors of the aforementioned stores; that the silent consent of many of the home owners in the neighborhood is expected for this project for the proposed parking lot; that since there will be no charge for parking the public will be much inconvenienced by the maintenance of this parking field; that in addition, the stores fronting on Horace Harding boulevard should experience increased business as a result of the facilities for parking proposed to be afforded; that there will be approximately 30 cars parked and the Board may determine as to the size of the parking area; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years to permit the portion of the premises as proposed to be occupied for the parking of motor vehicles belonging to the owners, employees and patrons of the stores on Lot 5 and Lot 7, facing the service road of Horace Harding boulevard; that the plot shall be restricted to a width of 60 ft. along the street line of 186th street commencing 100 ft. south of Horace Harding boulevard; that, as proposed, a suitable woven wire fence of the chain link type with anchored steel posts shall be erected on the lot lines and at the 60 ft. point continuously, including the street line, with no openings therein except one opening for entrance and exit for a width of not over 10 ft.; that in such fence there shall be a gate of similar construction which shall be kept closed at all times when the stores are not open for business and at times at night and on Sundays and holidays; that the parking area shall be surfaced with steam cinders, clean gravel or other suitable material properly rolled and surfaced with tarvia or other material to provide a reasonably impervious surface; that no fee shall be charged at any time directly or indirectly for parking; that the balance of lot 11 to the south shall be planted to grass and kept in neat condition; that the curb cut to 186th street shall not exceed 12 ft. in width; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

181-49-BZ

APPLICANT—Max Wechsler of Wechsler & Schimmenti, for Barnet Stein, owner.

SUBJECT—Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy of existing building from store on first floor, vacant on second and third floors to store on first floor, stockrooms on second and third floors.

PREMISES AFFECTED—63-65 East 104th street, north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Mariano Schimmenti and Barnet Stein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (181-49-BZ)

WHEREAS, Max Wechsler for Barnet Stein, owner, filed March 4, 1949 an application under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy of existing building from store on 1st floor, vacant on 2nd and 3rd floors, to store on 1st floor, stock rooms on 2nd and 3rd floors, affecting premises 63-65 East 104th street, north side, 130 ft. 1 in. west of Park avenue (Block 1610, Lot 31), Borough of Manhattan; and

WHEREAS, a public hearing was held on June 28, 1949 after due notice by publication in the Bulletin, and laid over to July 12, 1949, for applicant to send out notices by registered mail to the owners in the area, so as to give them the full notice required; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in a business use B area Class 1½ height district; East 104th street is in residence and business use B area Class 1½ height districts; that the site is in a residence use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated February 17, 1949 acting on amendment to Alt. Applic. 61-41 reads:

"25. Proposed change of use in a building located within a Residence 1½ B district from a store on 1st Floor & vacant on 2nd and 3rd Floors to store on 1st Floor & stock rooms on 2nd & 3rd Floors, is contrary to Art. II, Sec. 3 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. 11 in. in depth, on which is located a building 25 ft. front by 70 ft. 10 in. in depth, 3 stories, 38 ft. in height, of class 3 construction, presently used as store on 1st floor, 2nd and 3rd floors vacant; that it is proposed to use the 2nd and 3rd floors as stock rooms; and

WHEREAS, the applicant contends that the applicant filed applications 508-41-A and 511-41-BZ with the Board for a variance but did not appear before the Board at the date of hearing; that during the period that the above amendment was filed in the Department of Housing and Buildings and while the case was pending in the Board, the owners continued construction, following the amended plan, although there was no approval; that then, for some reason, the building was abandoned by the owners and they left it in an unfinished condition; that in December 1947, the present owner purchased the building and intended to use it as a hardware store; that he thought, at that time, he could use the entire building for business purposes; that the owner started construction after approval; that during construction the owner innocently and without any thought of disregarding the zoning resolution ordered the contractor to construct an extension 13 ft. 10 in. by 24 ft. 4 in. on the first floor and also innocently used the 2nd floor as a stock room; that the neighborhood that the building is in is a very poor one and consists of old dilapidated buildings; that the owner has remodeled his building from an eyesore into a very neat and good looking building and it is an asset to the neighborhood; that although the extension has been built, there is still a substantial size yard 30 ft. 1 in. by 25 ft. in the rear and said extension occupies about 30%

MINUTES

of the yard area; that although the owner is occupying the 2nd floor as a stock room he is the only one occupying the building and the 3rd floor will remain vacant; that four persons are employed in his store and the 2nd floor is occupied occasionally for the purpose of placing and removing stock; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7c of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 61-41, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

250-49-BZ

APPLICANT—Moore and Landsiedel, for Munic Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local use district, the extension to existing motion picture theatre and the addition of a store.

PREMISES AFFECTED—1714-1716 Madison avenue, west side, 18.5 ft. north of East 113th street and 21 East 113th street, north side, 95 ft. west of Madison avenue (Block 1619, Lots 14 and 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Leff, Louis B. Santangelo and Benjamin Brodie.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (250-49-BZ)

WHEREAS, Moore and Landsiedel, for Munic Realty Company, owner, filed March 30, 1949, an application under Section 7c of the zoning resolution, to permit in a local retail use district the extension to an existing motion picture theatre and the addition of a store, affecting premises 1714 to 1716 Madison avenue, west side, 18.5 north of East 113th street and 21 East 113th street, north side, 95 ft. west of Madison avenue (Block 1619, Lots 14 and 16), Borough of Manhattan; and

WHEREAS, a public hearing was held on July 12, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 113th street is in residence and local retail use, B area and Class 1½ height districts; Madison avenue and the site are in a local retail use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1949, acting on amendment to Alt. Applic. 2544-47, reads:

"6. Proposed extension of building occupied as a motion picture theatre, in a local retail use district, is contrary to Sec. 4-C of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 49 ft. 6 in. front by 95 ft. in depth, irregular, on which is located a building, 49 ft. 6 in. front by 70 ft. in depth, one story, with a balcony 32 ft. in height, of Class 1 construction, presently used as a motion picture theatre; that it is proposed to extend the existing theatre 25 ft. in depth, one story, 32 ft. in height, of Class 1 construction; that it is further proposed to add a store facing East 113th street, 15 ft. 4 in. front by 24 ft. 11 in. in depth, of Class 3 construction with no connection to the theatre; and

WHEREAS, final plans were submitted in December of 1947,

in February of 1948 plans were approved, but the owner did not proceed with the construction work; that in January of 1949, a request was made by the applicant to the Department of Housing and Buildings for an extension of the approval for another year, beyond February 1949, but were advised that the district had been changed to a local retail district on July 31, 1947; that permission to enlarge this motion picture theatre is being made for the reason that the neighborhood requires additional theatre space, due to the fact that the area is densely populated and the present accommodations are insufficient to provide adequately for all the patrons desiring admission, especially during evenings; and

WHEREAS, the zone was changed from business to local retail use July 31, 1947; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution; and

WHEREAS, the owner withdrew his request as shown on the plans for permission to construct a store on East 113th street which would be unlawful in view of the residential zone.

Resolved, that the Board of Standard and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of the lawfully existing motion picture theatre as proposed and as indicated on plans filed with this application marked "Received March 30, 1949," four sheets, and marked "Received June 3, 1949," three sheets, on condition that the building shall comply in all other respects with all laws, rules and regulations applicable thereto; that the space shown as a proposed store facing East 113th street shall be omitted and such space shall be used for no purpose that is contrary to the requirements of the district; that there shall be no openings in the wall facing the adjoining premises to the west; that the open yard to the north shall be properly paved and drained and enclosed in a suitable fence satisfactory to the borough superintendent; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

262-49-BZ

APPLICANT—Lama, Proskauer and Prober, for New York Lien Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (262-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for New York Lien Corporation, owner, filed March 25, 1949 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (stores), affecting premises northeast corner of Williamsbridge road and Astor avenue (Block 4364, Lots 10, 12, 13 and 14), Borough of The Bronx; and

WHEREAS, a public hearing was held on June 21, 1949 after due notice by publication in the Bulletin, and laid over

MINUTES

to July 12, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Williamsbridge road, Astor avenue and the site are in a residence use, E area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1949 acting on N.B. Applic. 123-49, reads:

"1. In a Residence District, the proposed structure for commercial occupancy, is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 139.17 ft. frontage by 99.89 ft. in depth, presently vacant; that it is proposed to erect a building 113 ft. front by 68 ft. in depth, one story, 13 ft. in height, of Class 3 construction, to be used as stores (7) with entrances on Williamsbridge road; and

WHEREAS, the applicant contends that Block 4362 is improved with an athletic field; Block 4355 with the Institute for the Blind, Block 4363, Lot 1 and Block 4448, Lot 1 is the site for the Pelham Parkway Housing Project; that the premises in question was bought from the city in a lien in 1935; that at that time the property was zoned for business; that since that date until presently taxes have been paid at the same rate as business property; that inasmuch as there is a decided need for stores in this vicinity, the erection of stores on this site cannot and will not adversely affect the adjoining property owners but will be of great benefit as there must be shopping to accommodate the present residents and the new tenants of the project; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 123-49, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

263-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben-Dor Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and supper-market, using more than the area permitted.

PREMISES AFFECTED—100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southwest corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Arthur J. W. Hilly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (263-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Ben-Dor Corp., owner, filed March 25, 1949 an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a

building to be used as stores and super-market using more than the area permitted, affecting premises 100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southwest corner (Block 3170, Lot 31), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on June 28, 1949 after due notice by publication in the Bulletin, and laid over to July 12, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 67th road is in residence and business use, D area, Class 1 height districts; Queens boulevard and the site are in a business use, D area Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1949 acting on N.B. Applic. 755-49, reads:

"1. Proposed construction in a D area exceeds the maximum area allowed by sec. 14, Art. IV, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 200 ft. front, irregular, by 84.96 ft. in depth, irregular, one story, 13 ft. in height, of Class 3 construction, to be used as six stores and a super-market; and

WHEREAS, the applicant contends that the site has an area of 20,000 sq. ft.; that the proposed building area is 18,800 sq. ft.; that the allowable building area within this zone is 12,000 sq. ft., so that the building will be 6,800 sq. ft. in excess; that it is proposed to maintain a rear yard across a portion of the rear of the site to be used as a service yard for deliveries; that Lot 27, immediately adjoining to the west, is also developed with stores which are 100 ft. in depth so that the proposed stores which in part only will be 100 ft. in depth will not affect the block front; that leaving a greater open area than proposed would not benefit this block; that the land has an exceedingly high value and it is mandatory to build on this area in order to utilize the value of the land to the utmost; that in modern construction and merchandising a super-market requires a depth of 100 ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to exercise of discretion to grant under section 21 of the zoning resolution, and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 755-49, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

268-49-BZ

APPLICANT—Burke, Morrison and Green for Langdale Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot.

PREMISES AFFECTED—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd ave-

MINUTES

nue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Kalman Klein and Samuel R. Paul.

For Opposition: Frederick W. Voss, Frank J. Rogers, Anthony Careri, Toby Kolman, Catherine Erickson and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (268-49-BZ)

WHEREAS, Burke, Morrison and Green for Langdale Realty Corp., owner, filed March 31, 1949, an application under sections 21 and 7h of the zoning resolution, to permit in residence and local retail use, D area districts, the erection of more than one building on a lot without the required rear yards, and the parking of more than five motor vehicles upon the unbuilt upon portions of the plot, affecting premises; 81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on July 6, 1949, after due notice by publication in the Bulletin, and laid over to July 12, 1949, for adoption of resolution; no further hearing; and

WHEREAS, the district maps accompanying the zoning resolution show that 81st and 83rd avenues are in a residence use, D area and Class 1 height district; Langdale avenue, 82nd avenue, 269th street and site are in residence and local retail use, D area and Class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated March 11, 1949, re NB Applic. 1049 to 1062/49 inc., read:

"Item-M-1

"6. The erection of more than 1 bldg. on a lot is contrary to Art. I, Sect. IV of Zone Resolution.

"8. Open air parking of cars in a Residence district is contrary to Art. 2, Section 3 Zone Resolution.

"Same objections also apply to NB 1053-49 82-18/56 Langdale St., NWC. 83rd Ave.

"Same objections also apply to the following applications:

"NB 1060— 81-14/48 Langdale St. SWC. 81 Ave.

"NB 1061— 81-50/84 Langdale St. SWC. 81 Ave.

"NB 1062— 81-86/100 Langdale St. 81-33/55 268 St. 268-03/40 82nd Ave. SWV. 81 Ave.

Same objections also apply to the following applications:

"NB 1050— 82-21/59 Langdale St. NEC. 83d Ave.

"NB 1051— 82-01/17 Langdale St. NEC. 83d Ave.

"NB 1054— 82-58/74 Langdale St. 268-01/17 83d Ave., NWC

"NB 1055— 82-05/77 268 St. NWC. 83d Ave. & Langdale St.

"NB 1056— 270-01/07 82nd Ave. 81-55/69 Langdale St. SEC.

"NB 1057— 81-21/51 Langdale St. SEC. 81 Ave.

"NB 1058— 81-03/19 Langdale St. SEC. 81 Ave.

and

WHEREAS, the applicant states the premises consist of a plot 1380 ft. front by 490 ft. in depth (irregular), presently vacant; that it is proposed to erect a garden-type apartment development on a 12.11 acre site; that the structures to be erected comprise 180 two-family residential units grouped into 14 buildings with a total of 360 apartments and 1200 rooms, which will provide for an estimated population of 1170 persons; that the total residential floor area will be approximately 282,990 sq. ft. or a ratio of floor area to net site of 0.536 to 1; that the residential building coverage will be 26.8% of the site with garages for 110 cars covering 4.2% of the site; that off-street parking facilities for 91 cars will also be provided within the project; that a total of 9,500 square feet of play space will be provided in 8 separate playgrounds ranging in size from 30 ft. by 35 ft. to 35 ft. by 40 ft.; and

WHEREAS, the applicant contends that the area proposed to be built upon exceeds 75,000 sq. ft., the provision for light and air is deemed to be adequate and the minimum distance between any two detached buildings is not less than six in. per ft. of height and in no case less than 20 ft.; that the actual ground coverage will be less than that permitted in a D area district; that the floor area of the building will not exceed that permitted in a D area district; that under section 7h the Board is requested to exercise its discretion to permit open air parking of motor vehicles in a residence district; that the applicant believes the spirit of Section 3 (9) permits the above use as an accessory use in a residence district and that the letter of Section 3 (9) permits it in the "inter alia" phrase; that under Section 21 the Board is requested to give consideration to the practical difficulties and unnecessary hardships to which the owner would be put if obliged to comply with the area requirements of the zoning resolution; and

WHEREAS, as as March 31, 1937 the zoning of the site was in business use from County line to a line 100 ft. westerly of Langdale St. and the balance was in residence use; on December 10, 1945, the business use was changed to present local retail use; and

WHEREAS, this proposed garden type apartment development is, in the opinion of the Board, a multiple dwelling development consisting of fourteen buildings, each with separate apartments and general facilities for tenants provided as in the usual multiple dwelling, and, as such, requires no side yards between the sections which are separated by fire walls; that for zoning purposes, the buildings can be deemed to comply with the requirements for yards, particularly as the coverage of each block is represented as 26.8% and consequently provides greater yard and unbuilt upon space than the requirements of the area district in which they are located; that each building can be deemed as occupying a lot as defined in the recent regulation of the Commissioner of the Department of Housing and Buildings; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution, as to the proposed parking use and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to the technical objection of more than one building on a lot and as to arrangement of yards and open spaces and is, therefore, entitled to relief

MINUTES

as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, as to objection 6, under section 7, subdivision h, as to objection 8, for a term of ten (10) years, *on condition* that the premises shall be developed substantially as proposed and as indicated on plans filed with this application marked "Received March 31, 1949," 43 sheets; that parking shall be restricted to the areas shown and only for motor vehicles of the pleasure car type and belonging to the residents of buildings on the same lot; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. No. 269-49-A; that any mapped streets proposed to be removed from the map shall be duly removed by action of the Board of Estimate before construction of buildings is commenced; that sidewalks and curbs on surrounding streets shall be constructed and maintained in accordance with the requirements of the Borough President; that play spaces, walks and landscaping shall be properly maintained; that garage buildings shall comply with the code and the zoning resolution; that driveways and parking areas shall be properly surfaced and maintained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

312-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidmar Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a business use district, the change in occupancy from two-car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, to public lavatory, refreshment stand and gasoline selling station.

PREMISES AFFECTED—2884-2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (312-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Sidmar Realty Corporation, owner, filed April 18, 1949, an application under sections 7c and 7f of the zoning resolution, to permit in a business use district the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles, public lavatory, refreshment stand and gasoline station, affecting premises 2884 to 2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190) Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 28, 1949 after due notice by publication in the Bulletin, and laid over to July 12, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue, West 12th street and the site are in a business use, A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1949, acting on Alt. Applic. 715-49, reads:

"Proposed change of occupancy from 2 car garage, public lavatory, refreshment stand and parking of more than 5 cars to parking and storage of more than five cars, public lavatory, refreshment stand and gasoline selling station within a business use district, is contrary to Art. 2, Sect. 4a, 46 of the zoning resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 225 ft. 85/8 in. in depth, on which is located a metal refreshment stand, public toilets, a two-car garage and the parking and storage of more than five motor vehicles on the open portion of the lot, for which C.O. 117471-47 (N.B. 2763-46) for refreshment stand has been issued and C.O. 117444-47 (Alt. 3919-46) for two-car garage and public lavatory, parking lot for 180 automobiles, 4 persons employed; that it is proposed to convert this existing two-car garage into an office and to use the vacant portion for the parking and storage of more than five motor vehicles, maintain the refreshment stand and lavatory; and

WHEREAS, the applicant contends that the use district maps accompanying the zoning resolution show that the property is presently zoned as a business use district, a Class 1 height district and an A area district; that as of July 25th, 1916, the property was zoned as an unrestricted district and was rezoned to its present designation on May 20, 1926; that the premises are presently developed with a parking lot for more than five autos, a two-car garage and a public lavatory erected in 1946, under Alt. 3919 of 1946 and Certificate of Occupancy 117444 was issued on May 2, 1947 for these uses; that the premises are also developed with a refreshment stand erected in 1946 under N.B. 2764-46 and certificate of occupancy 117471 was issued May 6, 1947 for this use; that in 1926 when the zone was unrestricted N.B. 6321 of 1926 was issued for a public garage for more than 5 cars and a gas station; that work was started on the foundation May 17, 1926 but never continued; that the permit was cancelled by limitation on December 7, 1928; that Fire Department Plan No. 1610 of 1927 was approved for four 550-gallon gasoline tanks; that two 550-gallon gasoline tanks were installed and the permits for the gas tanks were renewed each year in the Fire Department until August 1, 1934 when Permit 577731 was issued, expiring on August 1, 1935; that these two tanks are still installed at the premises; that it is the intention of the owner to use the premises for the parking and storage of more than five cars, maintain the present refreshment stand and public lavatory and convert the present two car garage into an office; that it is also intended to reestablish the gasoline station by maintaining the two present gasoline storage tanks and installing two additional 550-gallon each gasoline storage tanks, also four new gasoline pumps are to be installed, the present curb cuts will be rearranged; that West 12th street at this point, although in a business zone, is entirely unsuited for business purposes; that the entire block is developed with amusement rides, railroad tracks and a terminal; that Lot 220 immediately adjoining is occupied by an electric sub-station; that the proposed development of the site will in no way affect the area; that in view of these facts, it is respectfully requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the applicant changed the basis of his application to Section 7h instead of Section 7c and 7f; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution as to parking and storage.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles in addition to the existing gasoline service station, *on condition* that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with steam cinders,

MINUTES

clean gravel or other suitable material properly rolled and treated with a binder and arranged for surface drainage; that on the interior lot lines, where walls of adjoining buildings do not occur on the lot line, there shall be erected a substantial woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, continuously except that such fence may be omitted on the front street line; that the existing curb cuts may be maintained if properly authorized; that during the term of this variance the premises shall be used for no other purpose except for the existing authorized uses and the parking and storage herein permitted; that no additional building shall be erected thereon; that such portable fire fighting appliance shall be maintained as the fire commissioner shall direct; that signs advertising the parking use shall be restricted to one sign within the building line advertising such use and the rates charged and such other information as the Commissioner of Licenses may require; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

317-49-BZ

APPLICANT—Gabriel Nathan, for Jacob Sharnack and Marwood Holding Co., Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the reduction of lot 24 to be added to lot 29, so that the existing building on lot 24 will then exceed permitted coverage, and to permit the extension of existing building on lot 29 to cover more than the area permitted.

PREMISES AFFECTED—1028-1034 and 1036-1044 Beach 22nd street, east side, 265 ft. and 324.19 ft. north of Cornaga avenue (Block 214, Lot 29 and part of Lot 24), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, George Rubinfeld and David L. Griffin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (317-49-BZ)

WHEREAS, Gabriel Nathan, for Jacob Sharnack and Marwood Holding Co., Inc., owners, filed April 21, 1949, an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the reduction of lot 24 to be added to lot 29, so that the existing building on lot 24 will then exceed permitted coverage, and to permit the extension of existing building on lot 29 to cover more than the area permitted, affecting premises 1028-1034 Beach 22nd street and 1036-1044 Beach 22nd street, east side, 265 and 324.19 feet north of Cornaga avenue (Block 214, Lots 29 and part of 24), Far Rockaway, Borough of Queens.; and

WHEREAS, a public hearing was held on this application on July 12, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Cornaga avenue is in a business use, C area and Class 1 height district; Beach 22nd street is in business and unrestricted use, C area and Class 1 height districts, and the site is in an unrestricted use C, area and Class 1 height district; and

WHEREAS, the decisions of the borough superintendent dated March 30, 1949, re Alt. Applic. 550-49 and 551-49, read:

"1. Area of building exceeds 60% of lot permitted for 'C' area district contrary to Art. IV, P. 13(b) Z.R.

"Re: Alt. Applic. 551-49;

"1. Occupying more than the permitted area in a 'C' area district is contrary to Art. IV, Sect. 13(b) Zoning Resolution."

and

WHEREAS, the applicant states, that the premises consist of a plot 115 ft. front by 100 ft. in depth on which is located a building on lot 29, covering the entire lot, 1 and 2 stories 15 and 28 ft. in height, of Class 3 construction, used as a soda bottling plant; that it is proposed to use part of the adjoining lot 24 (50 ft. by 100 ft.) and erect an addition to the existing plant, covering the entire portion, one story 14 ft. in height, of Class 3 construction, to be used for storage and off-street loading; and

WHEREAS, the applicant contends that the bottling plant is desperately in need of additional space for storage of its beverages and for off-street loading; that since its property is fully built, it proposes to purchase from the owner of the post office garage a portion of the vacant land lying between the garage and the bottling plant; that the bottling plant proposes to erect a one-story extension as shown on drawings No. 2, effecting full coverage of the plot—allowable coverage—60%; that the proposed transfer of land necessitates and apportioning of the plot occupied by the garage as shown on drawing No. 3, effecting 84½% coverage for the garage, allowable coverage 60%; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the increase in area of the proposed building and to permit the area as now covered on the reduced lot of the existing garage building, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the variance shall continue only so long as this building is occupied as proposed in connection with the bottling plant on the adjoining lot 29, all as indicated on plans filed with this application, marked "Received April 21, 1949" (5 sheets), provided the amount of space to be occupied within the proposed one-story building shall be occupied for a depth from Beach 22nd street approximately 40 feet for loading and unloading purposes; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

368-49-BZ

APPLICANT—Samuel Rosenblum, for Fawcett Publications, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area and Class 2 times height district, the extension of an existing building without the required setbacks.

PREMISES AFFECTED—67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (368-49-BZ)

WHEREAS, Samuel Rosenblum, for Fawcett Publications, Inc., owner, filed May 2, 1949 an application under section

MINUTES

21 of the zoning resolution to permit in a retail use, B area and Class 2 times height district, the extension of existing building without the required setbacks, affecting premises 67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1, 5), Borough of Manhattan; and

WHEREAS, a public hearing was held on July 6, 1949, after due notice by publication in the Bulletin, and laid over to July 12, 1949, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that West 44th street, Avenue of the Americas and the site are in a retail use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1949, acting on Alt. Applic. 529-49, reads:

"1. Proposed extension of existing two story portion of building to level of present 20 story portion of building as originally proposed under approved NB 283-1925 is contrary to Sec. 8 Art. III of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. front by 75 ft. in depth on which is located a twenty story office building on the easterly 80 ft. of the plot; that the balance of the plot has a two-story structure for which Certificate of Occupancy #17937-31 has been issued; and

WHEREAS, the applicant contends that the easterly 80 feet is covered by a 20-story office building erected under plans filed with N.B. 283 of 1925; that at that time it was the intention to erect a 20-story structure covering the entire plot but owing to leases on the westerly section, the owner was prevented from obtaining possession to build; that the plans filed at that time indicated the structure that was to be built would be extended to cover the remainder of the plot; that the position of the elevators and stairways were so centered as to cover a plot of 125 feet and the westerly gable wall was merely filled in with terra cotta so as to enable the floor to be broken through and the new addition provided; that at the time of the original erection of the building there was an appeal filed with the Board under Cal. 1196-25-S for an objection in regard to the windows on the front and at that time it was indicated on the plans filed with the Board that the westerly portion of 40 ft. by 75 ft. was reserved for the future portion to be erected to the same height as the existing 20-story building; that recently the height district was changed so that in filing plans for the extension of the existing two-story portion to the level of the present 20-story portion, as originally proposed and the owner is faced with the change in the zoning regulations as to the height permitted and that is the variation applied for to permit the original structure as proposed when the building was erected in 1925; that as a result of the amendment to the zoning law changing the classification from a two-times height, to a Class 2 height, permitting only the erection for one-and-one half times the width of the street before setbacks, the new requirements prevent carrying out the original elevations and design as proposed for this building in 1925; that the proposed new section is to be occupied entirely by the owner, the Fawcett Publications, Inc., for the use of their various subsidiary companies in the magazine and publishing field and used entirely for their offices; that the stairs and elevators, etc. are all provided for in the section that has already been built; that the new section will be of fireproof construction and will match up uniformly with the existing portion which has a setback at the 18th floor as permitted under the regulations in force at the time the building was erected; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant has substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to height on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height

district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to height, to permit an extension in height of the existing three story building facing the Avenue of the Americas at the corner of West 44th street, substantially as proposed and as indicated on revised plans marked "Received July 11, 1949" 1 sheet, as amending prior plans filed with this application marked "Received June 20, 1949," 3 sheets and 5 sheets filed with this application marked "Received May 27, 1949." on condition that the building shall not be further increased in height or area; that the front wall along the Avenue of the Americas shall not exceed at the building line the height of the top of the roof beams of the existing portion at the 18th story as shown on such revised section; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by this Board under Cal. 1196-25-S; that all permits shall be obtained and all work completed within one year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

296-49-A

APPLICANT—Ingram S. Carner for Selik Realty Corp., owner (Power Brake Service, Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—310 North 7th street, south side, 287 ft. east of Havemeyer street and 289 North 6th street (Block 2331, part of Lot 9 and Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Laid over for inspection by a committee of the Board; date to be set after inspection has been made.

331-49-A

APPLICANT—Burke, Morrison and Green, for Oakland Hills Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner of 86th street; 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue; 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street; 85-08 to 85-14 Astoria boulevard; 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Edwin J. Dressner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 10 a.m., for decision by the Board, hearing closed.

786-47-A

APPLICANT—Empire State Club, Inc., lessee, for Empire State, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—350 5th avenue, west side, from West 33rd to West 34th streets (21st floor); (Block 835, Lots 19-28 and 41-54), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant; Howard Heller.

For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (786-47-A)

WHEREAS, Empire State Club, Inc., lessee, for Empire State, Inc., owner, filed August 12, 1947, an appeal from an order and a decision of the fire commissioner, affecting premises 350 Fifth avenue, west side, from West 33rd to West 34th streets, 21st floor, (Block 835, Lots 19-28, 41-54, inc.), Borough of Manhattan; and

WHEREAS, Order No. 51071-LC issued by the Fire Commissioner March 10, 1947 and repeated in his decision dated July 23, 1947, reads:

"Before a permit may be issued for your refrigerating system, the following must be done:

1. Make refrigerating machinery room or rooms vapor tight to prevent the passage of irritant refrigerant from passing to other parts of the building.

2. Cut off all elevator shafts leading into refrigerating machinery rooms.

3. Provide mechanical means of ventilation for the refrigerating machinery room in accordance with the requirements of the Administrative Code."

and

WHEREAS, the applicant states that the building is 102 stories, 1250 ft. in height, 197 ft. 6 in. by 425 ft. in area, Class 1 construction, erected in 1931, in a retail use, B area, Class 2 height district, used and occupied since erection: sub-basement, mechanical plant, storage, etc.; basement, restaurant and showroom, 600 persons; 1st floor, stores and restaurant, 500 persons; 2nd floor, offices and banks, 500 persons; 3rd to 84th floors, offices; and

WHEREAS, the applicant contends that it operates a lunch-club on the 21st floor; that it is the sole occupant of the 21st floor and has been in operation since 1931; that the all refrigerating units involved in this appeal have been in use since that time and permits have been issued by the Fire Department each year; that the last permit expired in 1947; that of the eleven refrigeration units ten are Class C systems and the remaining unit a Class B system, containing 30 pounds of F-12; that six of the Class C systems are located in the kitchen, which contains eleven large windows; that all of these units have been in continuous operation since 1931; that to require compliance with the order of the Fire Department now would work an extreme hardship; that subsection 15 of the Fire Commissioner's instructions to inspectors states that refrigerating systems employing F-12, installed prior to May, 1932, shall be inspected and if found to comply with the rules or if in the opinion of the Fire Commissioner the installations are of a non-hazardous character, a permit may be issued; that the installations in question have been in existence prior to May, 1932 and it must be assumed since permits have been issued that the installations are of a non-hazardous character.

Resolved, that the decision of the Fire Commissioner as to Order #51071-LC be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objections 1, 2 and 3, *on condition* that the refrigerating units as indicated on plans filed with this appeal, marked "Received August 12, 1947" shall be maintained as proposed and to the satisfaction of the fire commissioner and shall in all respects comply with the requirements of the Administrative Code other than as to refrigeration; that any refrigerating unit shown on such plan located within the freight hall or other space from which there is an opening to an elevator shall be discontinued and removed.

439-48-A—Vol. II

APPLICANT—United Distillers of America, Inc., owner.

SUBJECT—Application reopened June 21, 1949—re Appeal from a decision of the fire commissioner re: Transportation, packaging and sale of anti-freeze known as "Saf-Tee Super Anti-Freeze" in one quart, sealed metal containers in New York City (containers not in conformity with Administrative Code requirements); previously granted on condition re: one gallon containers.

APPEARANCES—

For Applicant: Misha Stone.

For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (439-48-A—Vol. II)

WHEREAS, United Distillers of America, Inc., owner, filed May 24, 1949, an application to permit the packaging of Saf-Tee Super Anti-Freeze in 1-quart sealed metal containers; and

WHEREAS, the decision of the Fire Commissioner, dated May 12, 1949, reads:

"Your request of May 6th to package 'Saf-Tee Super Anti-Freeze' in 1 quart sealed metal containers is hereby disapproved.

The action of the Board of Standards and Appeals under Calendar No. 439-48-A modifies the requirements insofar as 1 gallon containers are concerned."

and

WHEREAS, the Board on June 21, 1949, reopened this appeal for the purpose of considering the new decision of the fire commissioner and the request for amendment of the resolution adopted by the Board June 2, 1948; and

WHEREAS, the applicant now contends that request was filed with the fire commissioner from amendment of certificate of approval 1583 to permit the packaging of Saf-Tee Super Anti-Freeze in 1-quart sealed metal containers similar to the 1-gallon container permitted by the Board; that the label to be applied to the one quart container will be an exact duplicate of that applied to the one-gallon cans; that the product will be shipped to jobbers, repair shops and dealers for distribution to service stations, department stores and other distributors of anti-freeze.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 2, 1948, so that as amended it shall read:

"Resolved, that the decisions of the Fire Commissioner, dated May 12, 1948, and May 12, 1949, be and they hereby are *modified* and that the appeal be and it hereby is *granted* as to the use of one one-quart and one-gallon sealed metal containers without replaceable tops, *on condition* . . .; that other than as amended herein, the resolution adopted June 2, 1948, shall be complied with in all respects."

269-49-A

APPLICANT—Burke, Morrison and Green, for Langdale Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st

MINUTES

avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens, (under section 35 General City Law, re bed of mapped street— 269th street and under section 36 Central City Law, building not facing on legal streets).

APPEARANCES—

For Applicant: John F. Fitzsimons, Kalman Klein and Samuel R. Paul.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (269-49-A)

WHEREAS, Burke, Morrison and Green for Langdale Realty Corporation, owner, filed March 31, 1949 an appeal from decisions of the borough superintendent and an application pursuant to section 36 of the General City Law, affecting premises 81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated March 11, 1949 acting on N.B. Applications 1049 to 1051-49 inclusive and 1054-1058-49 inclusive reads:

"1. Attached frame buildings are contrary to Section 4.1.3 Bldg. Code. C26-248.0 Adm. Code.

4. All Bldgs. do not face on a legal street contrary to Art. 3, Section 36, General City Law."
and

WHEREAS, the decision of the borough superintendent dated March 11, 1949 acting on N.B. Application 1052 and 1053-49 reads:

"1. Attached frame bldgs. are contrary to Sec. 4.1.3 Bldg. Code. C26-248.0 Adm. Code.

2. The erection of a frame bldg. within the fire limits is contrary to Section 4.1.2 Bldg. Code.

3. 2" wood floor & roof beams in the fire limits is contrary to Section 7.1.4, subd. 7 Bldg. Code.

5. All Bldgs. do not face a legal street contrary to Art. 3, Section 36 General City Law."
and

WHEREAS, the decision of the borough superintendent dated March 11, 1949 acting on N.B. Applications 1059 to 1062-49 inclusive reads:

"1. Attached frame bldgs. are contrary to Section 4.1.3 Bldg. Code. C26-248.0 Adm. Code.

3. All Bldgs. do not face a legal street. Contrary to Art. 3, Section 36 General City Law."
and

WHEREAS, the applicant states that the premises consist of a plot 1380 ft. front on 268th street by approximately 490 ft. irregular in area, located in residence and local retail use, C area, Class 1 height districts, which it is proposed to develop with a series of two-family frame dwellings, accessory garages and open air parking areas as described in application for zoning variance filed under Cal. 268-49-BZ; and

WHEREAS, the applicant contends as to the objection "attached frame buildings are contrary to Section 4.1.3 of the Building Code" that the dwellings proposed to be erected will be two-family units separated from each other by masonry walls 12" thick in the cellar and 8" to the underside of the roof; that each subdivision will have a separate entrance and each upstairs apartment will have its individual stairs; that all partitions and ceilings throughout will be covered with $\frac{3}{8}$ " perforated rock lath and $\frac{1}{2}$ " sanded gypsum plaster; that the exterior walls will be of masonry veneer not less than 4" thick and where the 8" dividing walls occur, the masonry veneer at such dividing walls will be fire stopped; as to the objection "all buildings do not face on a legal street contrary to Article 3, section 36 General City Law", the Board is empowered to grant permission for buildings so situated and it is requested that the Board exercise the power so granted under section 36; that as to the objection "the erection of a frame dwelling within the fire limits is contrary to Section 4.1.2 of the Building Code", this objection refers to that portion of the premises in the local retail use district (which is a triangle bounded by the west side of Langdale street, the south side of 82nd avenue and the extension southerly of the east side of 269th street); that inasmuch as all structures in this local retail district will be restricted to residence use, it is requested that the Board exercise its power to vary the building code so as to permit the proposed construction; that as to the objection "2 inch wood floors and roof beams in the fire limits is contrary to Section 7.1.4 Subdivision 7 of the Building Code", the applicant requests that the Board exercise its power, as to this objection, as was requested for the objection immediately preceding.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 1049 to 1051-49 inclusive and 1054 to 1058-49 inclusive, objections 1 and 4, and the decision of the borough superintendent acting on N.B. Applications 1052 and 1053-49, Objections 1, 2, 3 and 5, and N.B. Applications 1059 to 1062-49 inclusive, Objections 1 and 3, be and they hereby are *modified* and that the appeal be and it hereby is *granted* permitting the construction of buildings as proposed and as shown on plans filed with this appeal marked "Received March 31, 1949," 43 sheets, and marked "Received June 14, 1949," 1 sheet, *on condition* that the requirements of the resolution adopted this day under Cal. 268-49-BZ are complied with and in all other respects, the buildings and occupancies comply with all laws, rules and regulations applicable thereto; that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law *on condition* that any buildings not facing a legal street shall have adequate paths leading to a legal street; that buildings proposed to be erected in the portion of the premises zoned for local retail use may be erected as proposed provided no business use is maintained in such buildings; that the masonry dividing walls shall be carried up to the underside of the roof boarding and down to the lowest grade with any openings in the cellars or crawl spaces protected with fire-proof door assemblies.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL.

577-38-SA

APPLICANT—Bradley Washfountain Co., owner.

MINUTES

SUBJECT—Application reopened February 1, 1944 re Amendment of resolution—re BNY Bradley Trap (plumbing appliance); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (577-38-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 577-38-SA.

Subject: "BNY" Bradley Trap (plumbing device), Amendment of Resolution.

The Board of Standards and Appeals on April 4, 1939 approved the Bradley Trap Model BNY for use with the Bradley Wash Fountain. Request was made for an amendment of the resolution to include the approval of an additional model. The application was reopened February 1, 1944 by vote of the Board.

Description

This improved model of the BNY Bradley Trap is of cast iron and is designed to be used with enameled pressed iron, stainless clad steel, stainless steel or precast stone wash fountains. The BNY-A trap differs from the BNY trap in that the drain is off center of fountain and the vent is rearranged.

Inspection and Test

Inspection and test of the BNY-A trap was made at Weehawken, N. J., and found to operate as designed. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and A. C. Cooper representing the applicant. Further study of the device was made by J. A. Darts, Jr., of the Committee on Test.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the amendment of the resolution of April 4, 1939 to include the approval of the Bradley BNY-A trap for Bradley Wash Fountain under the conditions set forth in said resolution.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 4, 1939, in accordance with the above report.

481-40-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Company, Inc., owner.

SUBJECT—Armstrong's Linowall, approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (481-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 24, 1949

Re: Cal. 481-40-SM.

Subject: Armstrong's Linowall, approval of.

Emanuel M. Glick, for Armstrong Cork Co., Inc., filed May 7, 1940, an application with the Board of Standards and Appeals for approval of the material known as Armstrong's Linowall under the provisions of C26-178.0.b and C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a decorative interior wall covering.

Description

Linowall is a resilient wall covering. The thickness is 0.043 inch and in widths of one or two yards and is packaged in rolls of 15 linear yards and is manufactured in various designs and colors.

This material is similar to linoleum with the exception that the backing is of cotton fabric rather than burlap and is matured somewhat less hard than linoleum.

This material is composed of oxidized linseed oil, resins, cork or wood flour, color pigments and fillers on a carrier of cotton fabric. The oil-resin binder is oxidized in a mechanical oxidizer, under conditions of automatic control of temperature, the heating and cooling media being steam and cold water. The volume of air entering the process is controlled by manual adjustment as indicated by flow meters.

The binder is mixed with the remaining ingredients of the linoleum composition by passage through heavy duty mixers which are heated by steam to a predetermined temperature. The mixed composition is then sheeted onto the face of a roll, from which position it is picked off in small particles by the action of a pin roll. The composition is then attached to the supporting fabric by the action of a calendar, the equipment being controlled to a predetermined temperature.

The sheeted material is carried into heated rooms where it is matured at a predetermined temperature to a required degree of hardness as measured by a standard indentation test which is performed under standard conditions of temperature and humidity.

After the material has been matured to the required degree of hardness it receives a surface finish of lacquer. It is then trimmed to size and packed for shipment.

The material is attached to the wall with a special water soluble paste, (Armstrong's No. S-128 Paste), on all areas except seams and edges that will be exposed to excessive moisture. When excessive moisture is likely to be encountered and at all seams and edges, it is recommended that Armstrong's No. S-220 Cement (waterproof type) be used.

The paste shall be applied evenly over the surface of the wall (not to the back of the material) with a notched steel trowel, having notches 1/16" deep by 1/16" wide and 1/16" of steel blade between the notches. The paste should be thoroughly rolled with a paste roller to distribute the film and eliminate trowel marks. To obtain the best bond, only an area as large as one section of the Linowall shall be pasted at one time.

The Linowall shall be applied to this area as soon as the paste has become tacky and this operation shall be repeated for each successive section of Linowall. As each section is applied it should be cleaned with a cloth dampened in clean water before the adhesive dries on the surface.

Inspection and Test

The material identified as Linowall was inspected and tested at Armstrong Cork Company, Central Technical Laboratory, Lancaster, Pa., February 26, 1941 in the presence of Comm. C. M. Blum and Comm. B. A. Savage. The material was flame tested in both horizontal and vertical

MINUTES

positions. The time of flame exposure in each test was forty minutes and the temperature at the forty minutes was 1700° F. There was no after flame and the time of after glow in the horizontal position was 2½ minutes and in the vertical position the time of after glow was ¾ minutes.

Recommendation

As this material has a thickness of 0.043, it may be considered as equivalent to untreated wood veneer as specified in C26-667.7.b Administrative Building Code and therefore the Committee on Test recommends the approval of Armstrong's Linowall, when manufactured and installed as herein set forth, under the provisions of C26-191.0.a and C26-667.7.b Administrative Building Code on condition that each package be tagged or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 481-40-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

968-41-SA

APPLICANT—Central Station Signals, Inc., owner.
SUBJECT—Central Station Signals Incorporated Transmitters for Fire Alarm Systems, approval of.

APPEARANCES—

For Applicant: James H. McDowell.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (968-41-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 29, 1949

Re: Cal. 968-41-SA

Subject: Central Station Signals Inc. Transmitters for Fire Alarm Systems, approval of.

Central Station Signals, Inc., filed November 12, 1941 an application with the Board of Standards and Appeals for approval of Central Station Signals, Transmitters for Fire Alarm Systems and Sprinkler Supervising Systems under the provisions of Article 16 Administrative Building Code and C19-487.C Administrative Code.

Description

These transmitters and switches have been in use in New York City in Central Station work for a number of years. Complete description of each device as approved by the Underwriters Laboratories Inc. are a part of the record in this application.

The devices are as follows:

Sprinkler Supervisory Devices Transmitters

Model

1. AT—Waterflow pin type.
2. BT—diaphragm type pressure operated for attachment to neutral chamber of alarm or dry pipe valves.
3. BTR—for attachment to waterflow alarm valves, has mechanical retard for preventing false alarms due to water surges.
4. BTR-1—same function as BTR but has pneumatic retard.

5. AGT—float type for supervision of water in gravity tanks.
6. CT—water level on pressure tanks.
7. BPT—supervises pressure in pressure tanks or dry pipe systems.
8. GT—supervises opening and closing of gate valves.
9. IPT—supervises opening and closing of post indicator valves.
10. DT-1—6 volt DC used for supervision of equipment.
11. DTA-1—8 to 12 volts AC for supervision of equipment.
12. DT-3—12 to 24 volts for waterflow alarm—no retard.
13. ERT—24 volts, DC for waterflow alarm with retard.
14. Code-signaling watchman's station box—Guide 3825—A2 Underwriters Laboratories Inc., approval.
15. Box-coded fire alarm, outdoor type. Central Station enclosure with Acme Fire Alarm Box interior Guide 3819—16-2 Underwriters Laboratories, Inc., approval.
16. Fire alarm central station automatic system. Transmitter ET-3, 12 or 24 volts DC for use with listed thermostats or pneumatic tubing detector units, Guide No. 3819-16.19 Underwriters Laboratories, approval.
17. System-Class "A" control unit for receiving and recording coded signals at central supervisory station from listed transmitters on McCulloh circuit, Guide 3819-16.19 Underwriters Laboratories, approval.
18. Battery rectifier units. Input 120 volts, 60 cycles, AC; output 12 volts, 1 amp. DC Type BR-12. Input 120 volts, 60 cycles, AC; output 24 volts, 1 amp, DC, Type BR-24. Rectifier unit for trickle-charging separate battery. Input 120 volt, 60 cycles; output 36 or 48 volts, 1 amp. DC, Type R36-48. Guide 3830-190, Underwriters Laboratories, approval.

Inspection and Test

These devices were inspected and tested by the Committee on Test at the plant of the applicant, 71 West 23rd Street, New York City, and found to operate as designed. Present at this inspection were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Richard C. Lent, Deputy Chief Inspector of the Fire Department.

These appliances have been approved by the Underwriters Laboratories Inc. of Chicago, Sprinkler Alarm and Supervising Models.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Tests recommends the approval of the Central Station Signals Inc.'s Sprinkler Alarm and Supervising Devices: AT, BT, BTR, BTR-1, AGT, CT, BPT, GT, IPT, DT, DT-1, DTA-1, DT-3, ERT, for use in New York City for automatic sprinkler supervisory services and automatic fire alarm supervisory service provided that each device bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 968-41-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

650-47-SM

APPLICANT—Joseph Schafran, for Stefer Corp., and Building Products Corp., owners.

SUBJECT—Application reopened June 1, 1949—re B.P.C. Concrete Building Units (additional sizes): (previously approved).

APPEARANCES—

For Applicant: Charles I. Goldman.

MINUTES

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (650-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 16, 1949

Re: Cal. 650-47-SM.

Subject: B.P.C. Concrete Building Units; additional sizes, approval of.

The Building Products Corporation requested by letter, dated May 18, 1949, that the Board reopen Cal. 650-47-SM to include additional sizes of concrete and cinder block. The application was formally reopened by a vote of the Board June 1, 1949.

Inspection and Test

The blocks submitted for approval were made in the same manner of the same mix and manufactured on the same machine as the blocks approved by the Board, October 15, 1947 and the additional sizes that were approved on a re-opening approval, dated March 29, 1949. The plant of the applicant was inspected by J. A. Darts, Jr., Engineering Division, Committee on Test and Mr. S. Feraca representing the applicant. Samples were identified and marked and compression and absorption tests were made with the following results.

Concrete Blocks:

4 x 8 x 18—Fully Solid

Average Compressive Strength—5 Blocks = 1730 p.s.i.
Absorption (lbs. per cu. ft.) = 3.6 lbs.

4 x 8 x 18—Hollow

Average Compressive Strength—5 Blocks = 1350 p.s.i.
Absorption (lbs. per cu. ft.) = 4.2 lbs.

6 x 8 x 18—Hollow

Average Compressive Strength—5 Blocks = 1032 p.s.i.
Absorption (lbs. per cu. ft.) = 7.2 lbs.

8 x 8 x 18—Hollow Header

Average Compressive Strength—5 Blocks = 2068 p.s.i.
Absorption (lbs. per cu. ft.) = 4.8 lbs.

Cinder Blocks:

8 x 12 x 16—Hollow

Average Compressive Strength—5 Blocks = 761 p.s.i.
Absorption (lbs. per cu. ft.) = 8.0 lbs.

8 x 12 x 18—Hollow

Average Compressive Strength—5 Blocks = 910 p.s.i.
Absorption (lbs. per cu. ft.) = 10.2 lbs.

3 x 8 x 18—Solid

Average Compressive Strength—5 Blocks = 1384 p.s.i.
Absorption (lbs. per cu. ft.) = 11 lbs.

8 x 8 x 18—Hollow Header

Average Compressive Strength—5 Blocks = 1564 p.s.i.
Absorption (lbs. per cu. ft.) = 5.5 lbs.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of the above listed hollow and solid concrete and cinder block on condition that the requirements of the approval granted under Cal. 650-47-SM dated October 15, 1947 be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 15, 1947 as amended March 29, 1949, in accordance with the above report.

150-48-SA

APPLICANT—Sawyer Heating Co., Inc., owner.

SUBJECT—Shafco Hanging Oil-fired Unit Heater (reopened January 11, 1949 re amendment of resolution to permit use in garages), approval of.

APPEARANCES—

For Applicant: Ray H. Monsell.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (150-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 23, 1949

Re: Cal. 150-48-SA.

Subject: Shafco Hanging Oil-fired Unit Heater, Amendment of resolution to permit use in Garages.

The Board of Standards and Appeals on June 8, 1948, approved the Shafco Hanging Oil Fired Unit Heater for use in New York City in domestic and commercial installations other than in garages and places with explosive atmosphere. Request has been made for an amendment of the resolution to permit the use of this appliance in garages. The application was reopened by vote of the Board January 11, 1949.

Description

The construction of the burner is the same as originally approved except that the burner and all oil lines going to the burner are completely encased in a 16 gauge airproof steel box. This box is attached to the main casing of the Shafco unit with Parker-Kalon (self-threading sheet metal screws). The entire jacket is mounted with $\frac{1}{8}$ " asbestos gasket on all sides so as to be completely air-tight for the purpose of preventing any contact between the inside building air and the oil burner or furnace.

Outside air for combustion is conveyed to this box by means of a 6" duct, thus providing fresh air at all times for the process of combustion.

The front of the box is equipped with a sliding panel for servicing purposes. This slide is mounted top and bottom on a double flange track and both ends are sealed by means of Parker-Kalon screws and furnace cement in order to maintain a completely air-tight interior.

The products of combustion themselves are sealed within a combustion chamber made of $\frac{1}{4}$ " boiler plate lined with 2" zonolite refractory. The heat exchanger is connected directly to the combustion chamber and is encased in 3/16" sheet steel, for the purpose again of maintaining air-tight combustion. All flue gases are passed off through a sealed, approved smoke stack.

Inspection and Test

Air installation of the Shafco Hanging Oil Fired Unit Heater was inspected at 517 West 46th Street and found to operate as designed. The installation was 14 ft. above the floor. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and William R. Sundermeyer representing the applicant. The appliance has been approved by the Underwriters Laboratories, Misc. Petroleum 1717, Appl. #47C3999A.

Recommendation

On the basis of this inspection, test and the data submitted by the applicant, the Committee on Test recommends the

MINUTES

amendment of the resolution of June 8, 1948, to omit the prohibition of use as to garages and explosive atmospheres, provided all such installations are made in accordance with this report and all more than 8 ft. above the floor.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 8, 1948, in accordance with the above report.

252-48-SA

APPLICANT—American Stove Co., owner.

SUBJECT—Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1, 727-1 (Reopened March 29, 1949 re amendment of resolution to include additional models, 2206-0, 3207-0, 3207-1, 9437-1 and 9437-4).

APPEARANCES—

For Applicant: Irving Hecht.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (252-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 25, 1949

Re: Cal. 252-48-SA

Subject: Amendment of Resolution to Include Additional Model Numbers and to Change Model Numbers.

American Stove Company, Lorain, Ohio, requested by letter dated March 11, 1949, that the resolution adopted by the Board, May 25, 1948 under Cal. 252-48-SA be reopened and amended so as to change model numbers and include additional models. The case was reopened by a vote of the Board March 29, 1949.

Description

The Board approved, May 25, 1948, Quick Heat Oil Fired Space Heater, Models 7437-1, 717-1, and 727-1. The new model numbers are listed as 2206-0, 3207-0, 9437-1 and 9437-4. The model 9437-1 and 9437-4 supersedes model 7437-1 and the only difference is in the cabinet only, there being no change in the internal burner. Models 3207-1 and 3207-4 supersedes model 717-1, the only difference being in cabinet change, there being no change in the internal burner. Model 2206-0 is similar to model 616-1, the difference being in cabinet change only.

These new models have been approved by the Underwriters Laboratories.

Recommendation

On the basis of inspection and data filed by the applicant the Committee on Test recommends that the resolution adopted May 25, 1948 under Cal. 252-48-SA be amended to include models 2205-0, 3207-0, 3207-1, 9437-1 and 9437-4, on condition that the requirements of the resolution adopted May 25, 1948 under Cal. 252-48-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 25, 1948, in accordance with the above report.

619-48-SM

APPLICANT—American Rock Wool Corp., owner.

SUBJECT—Homar, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wool Batts, approval of.

APPEARANCES—

For Applicant: Carl B. Setterberg.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (619-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 1, 1949

Re: Cal. 619-48-SM.

Subject: Homar, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wool Batts, approval of.

The American Rock Wool Corp., Chicago, Ill., filed, June 16, 1948, an application with the Board of Standards and Appeals for approval of Granulated Mineral Wool and Mineral Wool Batts to be marketed under the following trade names: Homar, as distributed by Sears, Roebuck Co.; Wards, as distributed by Montgomery Ward Co.; Red Top as distributed by U. S. Gypsum Co.; Barrett as distributed by the Barrett Division; Carey as distributed by the Philip Carey Mfg. Co. and Celotex as distributed by the Celotex Corp. under the provisions of C26-178; C26-191; C26-535.0.b; C26-667.0.2; C26-683 through C26-688; C26-710.0 and C26-88.0 Administrative Building Code and the pertinent sections of the Multiple Dwelling Law.

Description

In the manufacture of mineral wool by the American Rock Wool Corp. suitable minerals (slags, dolomite and gravel) are melted in cupola at temperatures in excess of 2600° F. As the molten minerals flow from the cupola they are converted into an incombustible mineral fiber which is subsequently fabricated into the products known as Granulated Mineral Wool and Mineral Wool Batts.

The Granulated Mineral Wool is a modulated form which has been converted into pellets for pouring or pneumatic installation in the spaces between studs, joists and other framing members. The density to which the granulated wool is applied is normally from 4 to 7 lbs. per cu. ft. The granulated mineral wool is treated, treatment being the addition of oils and waxes to a retention of from 0.4% to 0.8% by weight, to minimize dusting and to waterproof or anneal the fibers.

The mineral wool batts consist of felted material manufactured to a density of 2.5 to 3.5 lbs. per cu. ft. It is available in 2" and 3" thickness and sizes of 15" x 24"; 15" x 48"; 23" x 24" and 23" x 48". A special synthetic binder, the amount of which is 1.5% to 2.5% by weight, is used to give the batts resilience and stability.

Inspection and Test

The material known as Granulated Mineral Wool and Mineral Wool Batts was tested at Columbia University, January 19, 1949 to determine the fire resistive properties of these materials. The test was witnessed by J. A. Darts, Jr., Engineering Division Committee on Test and Mr. C. S. Setterberg, American Rock Wool Corp.

The report of Columbia University Research Laboratories Report No. 2610 dated January 19, 1949 is on file with the application and is part of the record.

MINUTES

Description of Test Panels

Two test panels were constructed and each consisted of a 31" x 42" wood stud partition with a 2" x 4" sill and cap and four 2" x 4" studs spaced 12", 16" and 12" center to center respectively. Wood lath was nailed to one face of the panel to provide a 1/4" plaster key and then the mineral wool was placed in the spaces between the studs. In one panel the granulated mineral wool, placed by hand to give a density of 5.5 lbs. per cubic foot, was used. In the other panel mineral wool batts, (15" x 24" x 4" thick) paper backed, with a density of 2.9 lbs. per cu. foot, were used. After placing the mineral wool, wood lath was nailed to the second face of the panel providing a 1/4" plaster key. Lime plaster was applied to the lath in two coats using a mixture of one part lime putty to seven parts of sand, by weight, with goat hair added as a binder. A finish coat was then applied, consisting of one part of Plaster of Paris to two parts of lime putty. The total thickness of plaster on each face was 3/4".

Method of Test

The fire test was made in an air gas furnace in which the two panels, placed in a vertical position, formed two sides of the furnace.

This arrangement resulted in one face of each panel being exposed to the temperature within the furnace while the opposite face was exposed to room temperature. The temperature of the furnace was increased in accordance with the requirements of C26-579.0 but with the time intervals reduced one-half so as to reach the 1700° F. in 30 minutes. The temperature was then maintained for an additional 30 minutes, making a total time of exposure of one hour.

Results of Test

Time	Temperature—Unexposed Face	
	Wool Batts	Granulated Wool
0 Min.	75° F.	75° F.
30 Min.	104° F.	125° F.
45 Min.	127° F.	132° F.
60 Min.	168° F.	157° F.

At 30 minutes. A hairline crack developed near the bottom of unexposed surface of panel with the granulated wool.

At 45 minutes. Horizontal cracks on unexposed surface of panel with batts.

At 57 minutes. Entire exposed plaster face of panel with batts collapsed into furnace.

At 59 minutes. Wool lath on exposed face of panel with batts burned away.

At 60 minutes. Furnace turned off. No apparent flaming of panel with granulated wool. Wood studs and remaining lath of panel with batts continued to burn.

Examination After Test

(A) Panel with Batts.

All filler material essentially intact. The rock wool was charred and gray for a depth of 1/2" from the fire exposed face. The remainder of the rock-wool was white and easily removed for the full depth. The paper backing was charred for the full thickness but was essentially intact. Fire side of lath on unexposed face showed start to char but outside of lath on unexposed face showed no char. Plaster on unexposed face was intact. Center studs were charred for full depth.

(B) Panel with Granulated Wool.

This panel showed essentially the same characteristics as the panel using the Batts.

Recommendations

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of the Granulated Mineral Wool and Mineral Wool Batts as Manufactured by the American Rock Wool Corp. and as marketed under the following trade names: Homart as distributed by Sears, Roebuck Co.; Ward's as distributed by Montgomery Ward Co.; Red Top as dis-

tributed by U. S. Gypsum Co.; Barrett as distributed by the Barrett Division; Carey as distributed by the Philip Carey Mfg. Co. and Celotex as distributed by the Celotex Corp., as meeting the provisions of C26-535.a.b; C26-667.0.2; C26-683 through C26-688; C26-710 and C26-88.0 Administrative Building Code and the pertinent sections of the Multiple Dwelling Law, on condition that the granulated mineral wool shall be placed between the studs at a density of not less than 5 1/2 lbs. per cu. ft. and when the batts are used the density to be 3 lbs. per cu. ft. and provided further that when the granulated mineral wool is blown in it shall be well compacted to eliminate possible voids and prevent budging where plaster keys are excessive. If cross bridging or other obstructions exist means shall be taken to gain access to all spaces between the studs to be fire retarded.

It is further recommended that the Rock wool shall be installed under the supervision of the manufacturer or his agents and that each bag or carton containing this material shall be stamped, labelled or tagged reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 619-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

984-48-SA

APPLICANT—Reliable Products Manufacturing Co., Inc., owner.

SUBJECT—Reliable Viscolator, Model ESR (paint and lacquer preheater), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (984-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 28, 1949

Re: Cal. 984-48-SA

Subject: Reliable Viscolator, Model ESR (Paint and Lacquer Heater), approval of.

The Reliable Products Manufacturing Company, Inc., filed November 16, 1948, an application with the Board of Standards and Appeals for approval of the Reliable Viscolator, Model ESR (Paint and Lacquer Pre-heater) under the provisions of the Paint, Varnish and Lacquer Spraying Rules of the Board of Standards and Appeals.

Purpose

The purpose of this device is to reduce the viscosity of paints, lacquers, etc. by heating them.

Description

The unit is of all steel construction comprising a heat exchanger set in a horizontal position with a vertical cylinder added, forming two chambers connected with a circulating line. The heating is done either by electricity or steam. The unit has either one or two pumps and motors used for re-circulating the liquids to be heated (lacquer or

MINUTES

paint). Each pump is provided with a strainer, relief valve vacuum and pressure gauges. The electrical controls consist of aquastat, overload protection for motors, start and stop switches and relays for their protection.

The operation of the machine is as follows: The liquid to be heated is pumped from the original container, etc. through the coils of the inner chamber at the cold outlet and after being heated leave the coil at the hot outlet. The excess liquid pumped is returned through the relief valve to its original source. The electric pre-heater inserted on the bottom of the vertical cylinder is never in contact with the liquid in the coil or tubes within the inner chamber. Indicating gauge glasses are provided to indicate the chemical liquid used, such as a combination of glycols in the inner chamber and water or other glycols in the outer chamber. When steam is used for pre-heating the chemical, liquids are in the inner chamber and steam in the outer chamber. When steam is used the filling valves are connected on top of the vertical cylinder and those on top of the air chamber are completely shut off forming a complete closed system. When electric pre-heating is used the valves remain open forming a non-pressure type system.

Inspection and Test

The device was inspected and tested at the plant of the applicant at 123 DeKalb Avenue and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and N. A. Arvins, representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Reliable Viscolator, Model ESR (paint and lacquer pre-heater) for use in New York City when constructed, installed and operated in accordance with this report and under the provisions of the Paint Spraying Rules of the Board of Standards and Appeals, provided the device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal 984-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve the appliance, in accordance with the above report.

146-49-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Despatch Water Wash Spray Booth, approval of.

APPEARANCES—

For Applicant: William H. Eckhard.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (146-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 2, 1949

Re: Cal. 146-49-SA

Subject: Despatch Water Wash Spray Booth, approval of.

Despatch Oven Company, Minneapolis, Minnesota, filed January 17, 1949, an application with the Board of Standards and Appeals for approval of the Despatch Water Wash Spray Booth under the provisions of C26-178.0.b Administrative Building Code and the Paint Spraying Rules of the Board of Standards and Appeals.

Purpose of Appliance

The purpose of the Water Wash Spray Booth is to provide an enclosure wherein paint spraying operation may be performed in order to confine, collect and remove vapors released by the spraying operation to the outside of the building through duct work and to separate and collect the pigments in the paint over spray for disposal.

Description

The booth consists of a sheet metal enclosure, open at the front, and equipped with a completely self contained spray and moisture eliminator section, water collecting tank, exhaust fan equipment and water circulating pump.

The sides, rear walls and roof of the booth are assembled from sheet steel panels, #14 gauge, with channel sections integrally formed along both edges of each panel. The panels are bolted together after rubber gaskets are inserted between adjoining panels.

The eliminator section consists of a front water curtain sheet behind which is located a vertical chamber equipped with baffles. The front water curtain sheet consists of a series of sheet steel panels, #14 gauge with formed tongue and grooved joints.

Along the top of the front water curtain sheet, there is provided a water curtain baffle which operates in conjunction with a top water header to assure a uniform flow of water across the entire face of the front curtain. The pumping capacity ranges from a minimum of 30 gallons to 50 gallons of water per minute per lineal foot of booth width. The interior baffles inside the spray eliminator section operates in conjunction with a center and bottom header. All headers are drilled with a single row of ports, the ports being 3" on centers along the length of each header.

The center and bottom headers are equipped with a divider and curved deflector plate which directs the flow of water in a series of internal curtains against the interior baffles across the entire width of the spray eliminator booth. Air being exhausted through the booth passes through this series of water curtains.

To provide flexibility, each water header is equipped with an individual flow of adjusting cock and a suitable manifold is provided to connect the headers to the water recirculating pump system.

The water collecting tank is fabricated from sheet steel, #12 gauge. Along the rear of the tank, there is provided a sediment settling section separated from a suction box by means of an upright screen dam and a pair of removable filtering screens made of No. 16 gauge No. 4 mesh wire. A water velocity retarder screen is provided to reduce eddy currents so as to permit particles to settle to the bottom of the tank. The suction box is equipped with a suction pipe connecting to the water recirculating pump.

The size of the recirculating pump will depend on the installation but all pumps are equipped with an explosion proof motor.

The size of the exhaust fan will also depend on the installation but all fans are of non-ferrous blade and driven by explosion proof motor.

The water collecting tank is equipped with fresh water inlet, adjustable float valve, overflow and drain connections.

Inspection and Test

This appliance was inspected and tested at 30-28 Starr Avenue, Long Island City, New York, April 18, 1949 in the presence of Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. W. H. Eckhardt and J. Diefenback, representing the applicant and was found to comply with the Paint Spraying Rules of the Board.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the Despatch Water Wash Spray Booth be approved for use in New York City when manufactured, installed and operated in accordance with this report and the Paint Spraying Rules of the Board provided the booth bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 146-49-SA" and that accumulated paint material forming a film in water or on any portion of the booth shall be removed at regular intervals, in accordance with the recommendations of the manufacturer.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

208-49-SA

APPLICANT—The American Laundry Machinery Company, owner.

SUBJECT—Double Zuron Safe Petroleum Dry Cleaning Unit, approval of.

APPEARANCES—

For Applicant: Nathan L. Burris.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (208-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 28, 1949

Cal. 208-49-SA

Subject: Double Zuron Safe Petroleum Dry Cleaning Unit, Approval of.

The American Laundry Machinery Company of New York filed March 16, 1949 an application with the Board of Standards and Appeals for approval of the Double Zuron Safe Petroleum Dry Cleaning Unit under the provisions of C19-78.0, C19-79.0 and C19-80.0 Adm. Code.

Purpose

The purpose of this application is for approval of a dry cleaning unit using a solvent bearing a flash point of 105° F.

Description

The unit consists of:

- 2—36 x 54 American Buckeye Washers, individually explosion proof motor drive, explosion proof switches, with all safety features such as tub door interlock, steam fire extinguisher, static grounding device, automatic tub door closing device. (Dry weight capacity 95 pounds each.)
- 1—40" American O.T. Extractor, explosion proof motor drive, complete with all safety features such as static grounding device, automatic safety cover whereby extractor cannot be started as long as cover is open, also cover cannot be raised while basket is in motion, non-sparking top ring.
- 4—36 x 30 American Zoneair dry cleaning type tumblers, explosion proof motor drive, double fin type heating coils

having all safety features, such as, static grounding device, safety relief door, steam fire extinguisher, case door interlock.

- 1—5000 gallon per hour American—Butler filter, monel metal screen type, explosion proof motor driven pump with explosion proof starting switch.

- 1—125 gallon capacity per hour American-Butler vacuum still with explosion proof motor driven pump with explosion proof starting switch, button trap, moisture absorber.

- 1—385 gallon American-Butler above-ground still feed tank mounted on angle iron legs.

- 1—No. 45 American-Butler explosion proof motor driven service pump with explosion proof starting switch, for pumping clean solvent from underground storage tank to washers.

- 1—No. 40 American-Butler explosion proof motor driven service pump with explosion proof starting switch for pumping dirty solvent from underground tank to still feed tank.

- 2—845 gallon capacity American-Butler underground storage tanks, one for new and distilled solvent, one for soiled solvent.

Inspection and Test

This unit was inspected and tested at 923 Pacific street Brooklyn (Sondra Cleaners), and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts, of the Committee on Test, Samuel and Murray Wirst and N. L. Burris, representing the applicant.

Recommendation

On the basis of this inspection and test the data filed by the applicant, the Committee on Test recommends the approval of the Double Zuron Safe Petroleum Dry Cleaning Unit for use in New York City when installed and operated in accordance with this report and the requirements of C19-78.0, C19-79.0 and C19-80.0 Administrative Code, provided each piece of equipment of each unit bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 208-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

232-49-SM

APPLICANT—Supradur Corporation of New York, owner.

SUBJECT—Supradur Asbestos Cement Siding Shingles, approval of.

APPEARANCES—

For Applicant: Mary E. Schmidt.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (232-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 28, 1949

Cal. 232-49-SM

Subject: Supradur Asbestos Siding Shingles, Approval of.

MINUTES

The Supradur Corporation of New York filed March 24, 1949 an application with the Board of Standards and Appeals for approval of the Supradur Asbestos Cement Siding Shingles under the provisions of C26-178.0b, C26-540 and C26-670.0 Administrative Building Code.

Purpose

The purpose of this material is a fire proof covering on the outside of building walls.

Description

These shingles are manufactured as follows:

The raw materials consist of gray Portland cement, silica flour and asbestos fibre. The cement and silica are delivered in bulk cars which are unloaded and the cement and silica put in storage tanks. The asbestos is delivered in 100 lb. bags from asbestos mines in Canada. The Canadian classification of the asbestos is 6-D, white cement, silica asbestos and a white pigment are used as a veneer or surface coating in the shingles. The materials are mixed in a dry stage by ribbon mixers. Bulk material are separately weighted. There are two mixing stages in series for the base material and one stage for the veneer.

The base material is fed onto a long conveyor belt levelled off to a certain thickness and spread over a certain width. It is then compressed by rollers and water is added to the mixture. Electric and permanent magnets are installed in various locations along the conveyor to remove iron. A roller is used to remove excess water. The material is then cut into slabs larger than the finished product. The veneer is put on top of the material by means of a shaker screen. The material is then further pressed, colored granules of slate or other minerals are added where necessary and the material is then passed beneath an engraved roll under high pressure which gives it a finished surface appearance. The pressure on the engraving roll is held constant. The pressure exerted on the shingle in this stage will determine the density of the finished product which in turn controls the final water absorption and strength of the shingle. At this stage the shingle is measured by means of a hand caliper at regular intervals. The material coming off the machine is stacked on pallets and allowed to cure for approximately three days in which time the cement sets sufficiently so that the slabs can be handled without excessive breakage. The material is then punched in punch presses to its final size. In this step the necessary nail holes are also punched into the slabs, any defective slabs are eliminated at this step. The punched shingles are put on racks which in turn are placed in autoclaves. In these autoclaves the material is cured for a period of 6 to 8 hours under high steam pressure. The pressure in the autoclaves is closely checked by means of automatic measuring devices and the results kept on file. In these autoclaves the cement gets its final curing and the shingles obtain their ultimate strength.

The autoclaved material is fed into another conveyor and is passed through a spray booth where a wax surface coating is spread onto the shingles where necessary. This wax coating is then dried and the material inspected and defective material rejected. The shingles are then wrapped into bundles 19 siding shingles per bundle, the lower and side edges are protected by cardboard wrapper. One square consists of three bundles of 19 shingles each, or 57 shingles. Size of the finished shingle is 12" x 24" overlap is 1½", exposure 10½" x 24". The thickness is approximately .160". The weight of the finished product is approximately 180 lbs. per square.

Inspection and Test

This material was inspected and tested at the plant of the applicant at Wind Gap, Pennsylvania on 5-20-49. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and K. F. Netter representing the applicant. The entire plant was inspected and operating conditions found to be very good.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Supradur Asbestos Cement Siding Shingles, for use in New York City, provided each package of these shingles bear a label reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 232-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

258-49-SA

APPLICANT—Joseph A. Ross, for Manning and Lewis Engineering Company, owner.

SUBJECT—M. and L. Guardian Safety Heaters, Models 30, 60, 90, 120, 150, 200 and 250, approval of.

APPEARANCES—

For Applicant: Joseph A. Ross, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (258-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 2, 1949

Re: Cal. 258-49-SA.

Subject: M. L. Guardian Safety Heaters, Model Numbers 30, 60, 90, 120, 150, 200 and 250, approval of.

Manning and Lewis Engineering Company filed March 24, 1949 an application with the Board of Standards and Appeals for approval of the M. L. Guardian Safety Heaters (for fuel oil) Model Numbers 30, 60, 90, 120, 150, 200 and 250, under the provision of C26-178.0.b Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose of Application

This appliance is designed for pre-heating heavy fuel oil preparatory to atomization in an oil burning system.

Description

The appliance consists of a tank or shell in which there are two removable U tube heating elements. One element for water heating purposes is located in the front end lower right hand quadrant. Boiler water or steam used to supply heat enter the element and flows through the upper half of the U tube where at the end of the tube bend it is reversed in the direction of flow and passes out through the lower connection. The second element for oil heating is located in the back upper right hand quadrant. The oil flows through one-half of the U tubes of the element then is reversed in flow through the other half of the tubes and then passes into the levelator. This levelator is a reservoir or accumulator located in the upper left hand quadrant of the shell head to maintain the oil at a predetermined terminal temperature. As the oil burner becomes operative and oil is required the oil pump draws a supply of heated oil from the levelator. The heat transfer medium between the boiler

MINUTES

water or steam and the oil is the water in the shell. There is a connection for overflow of water to the sewer or sump and a relief valve to discharge excess water should the water expand beyond the space allowed for expansion due to heating. A safety valve connection is provided for a safety valve set at a maximum working pressure of 100 P.S.I.G. and a thermometer shows the temperature of the heating medium (water) in the shell. A thermometer located in the levelator at the outlet is also provided to indicate the oil temperature as it leaves the safety heater. The difference in the models is based on the square feet of radiation.

Inspection and Test

This device was inspected and tested at the plant of the applicant at 28-42 Ogden Street, Newark, N. J. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts, Jr. of the Committee on Test, H. Gamble, J. Ross representing the applicant. The shell was subjected to an hydraulic test of 200 lbs. P.S.I. and the coils to 300 P.S.I. The oil tubes are of 18 gauge hand drawn seamless copper and the shell heads are 10 gauge on Models 30 to 90 and 3/16" thick on balance of models.

Recommendation

On the basis of this inspection and test and the data furnished by the applicant the Committee on Test recommends the approval of the Manning & Lewis Guardian Safety Heaters, Models 30, 60, 90, 120, 150, 200 and 250 for use in New York City when constructed as herein specified and when installed in accordance with the Oil Burner Rules of the Board of Standards and Appeals provided each safety heater has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 258-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

265-49-SA

APPLICANT—General Electric Company, owner.

SUBJECT—General Electric Automatic Washer, Model 1AW6B1, approval of.

APPEARANCES—

For Applicant: Norman W. Kirschke.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (265-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 23, 1949

Re: Cal. 265-49-SA

Subject: General Electric Automatic Washer. Model 1AW6 B1, approval of.

General Electric Company, Bridgeport, Connecticut, filed March 30, 1949, an application with the Board of Standards and Appeals for approval of the General Electric Automatic

Washer Model 1 AW6 B1 under the provisions of C26-178.0.b and C26-1277.0.h Administrative Building Code.

Purpose

The appliance is designed for auto-matic washing and damp drying of soiled clothes. It is for domestic use only.

Description

The General Electric Automatic Washer Model 1 AW6 B1 is designed for connection to a plumbing system and adjacent to a drain outlet. The overall dimensions of the machine are 36 inches high by 27 inches wide by 27 inches deep and weighs approximately 285 pounds.

The exterior is made of cold rolled Bonderized steel and is finished in white enamel. The wash tub and basket are made of vitreous enameled steel.

The unit is electrically energized and the mechanical principle involved is horizontal oscillation of an agitator in a wash tub, with a drum spin for rinsing and semi drying effects. The dry spin of the drum is 1,140 r.p.m.

The water supply is introduced through the top of the unit with a 1 inch air gap between the water supply orifice and the maximum overflow level of the wash unit. The water after passing through the air gap enters a tube which has two 90° bends and then enters the tub through another 90° fall. The water supply is as detailed on General Electric Drawing, B-1004-C marked "Received March 20, 1949" which is on file and is part of the record.

The full wash cycle requires the use of 32 gallons of water and the timing consists of:

Fill— 4 Minutes
Wash—15 Minutes
Wash Spin— 7 Minutes
Fill— 4 Minutes
Rinse— 5 Minutes
Dry Spin— 6 Minutes

41 Minutes—Total time.

Inspection and Test

Test was performed on a Model 1 AW6 B1 at the Laboratory Facilities, Department of Water Supply, Gas and Electricity, 30 Vanderwater Street, New York City, on April 22, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs O. J. Burke and J. S. McCormack of the Department of Water Supply, Gas and Electricity and Messrs. N. W. Kirschke and J. W. Yartz representing the applicant.

The machine was subjected to a full wash routine and during the cycle, soap powder was introduced at approximately 4 ounces normal dosage and was gradually increased through 8 and 12 ounces to 18 ounce dosage to simulate overloading dosage conditions. At no time during the wash or rinse periods did soap suds rise sufficiently to approach the water supply inlet duct, nor did they appear in any form at the water supply air gap. The test clearly demonstrated that the General Electric Automatic Washer Model 1 AW6 B1 meets the requirements of C26-1277.0.h.

The electrical equipment on the machine has been approved by the Underwriters Laboratory under Electrical No. 18482, Application No. 48N2213 dated March 30, 1949. This report is on file and is part of the record.

Recommendation

On the basis of the foregoing test and data the Committee on Test recommends the approval of General Electric Automatic Washer model 1AW6 B1 under C26-191.0 as meeting the requirements of the submerged inlet rules adopted by the Board of Standards and Appeals on February 3, 1937 and as amended December 28, 1942 and as meeting the requirements of C26-1277.0.h when connected for the individual unit.

Nothing in this recommendation shall be deemed to permit the use of the appliance in battery connections.

It is further recommended that each unit bear a label

MINUTES

reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 265-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

266-49-SA

APPLICANT—General Electric Co., owner.

SUBJECT—General Electric Automatic Washer, Model 1AW6C1.

APPEARANCES—

For Applicant: Norman W. Kirschke.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (266-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 23, 1949

Re: Cal. 266-49-SA

Subject: General Electric Automatic Washer — Model 1AW6C1 approval of.

General Electrical Company, Bridgeport, Connecticut, filed March 30, 1949, an application with the Board of Standards and Appeals for approval of the General Electric Automatic Washer Model 1AW6C1 under the provisions of C26-178.0.b and C26-1277.0.h Administrative Building Code.

Purpose

The appliance is designed for automatic washing and damp drying of soiled clothes. This machine is designed for commercial installation.

Description

The General Electric Automatic Washer Model 1AW6C1 is designed for connection to a pumbing system and adjacent to a drain outlet. The overall dimensions of the machine are 36 inches high by 27 inches wide by 27 inches deep and weighs approximately 285 pounds.

The exterior is made of cold rolled Bonderized steel and is finished in white enamel. The wash tub and basket are made of vitreous enameled steel.

The unit is electrically energized by the introduction of a coin in an interlocking control device incorporated in the machine. The mechanical principle involved is horizontal oscillation of an agitator in a wash tub with a drum spin for rinsing and semi-drying effect. The dry spin of the tub is 1,140 r.p.m.

The water supply is introduced through the top of the unit with a 1 inch air gap between the water supply orifice and the maximum overflow level of the wash unit. The water after passing through the air gap enters a tube which has two 90° bends and then enters the tub through another 90° fall. The water supply is as detailed on General Electric Drawing B-10047-C marked "Received March 30, 1949" which is on file and is part of the record.

The full wash cycle requires the use of 32 gallons of water and the timing consists of:

Fill	4 Minutes
Wash	15 Minutes
Wash Spin	7 Minutes
Fill	4 Minutes
Rinse	5 Minutes
Dry Spin	6 Minutes
	41 Minutes Total Time

Inspection and Test

Test was performed on a Model 1AW6C1 at the Laboratory Facilities, Department of Water Supply, Gas and Electricity, 30 Vandewater street, New York City on April 22, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test, Messrs. O. J. Burke and J. S. McCormack of the Department of Water Supply, Gas and Electricity and Messrs. N. W. Kirschke and J. W. Yartz, representing the applicant.

The machine was subjected to a full wash routine and during the cycle, soap powder was introduced at approximately 4 ounces normal dosage and was gradually increased through 8 and 12 ounces to 18 ounce dosage to simulate overloading dosage condition. At no time during the wash or rinse periods did soap suds rise sufficiently to approach the water supply inlet duct, nor did they appear in any form at the water supply air gap. The test clearly demonstrated that the General Electric Automatic Washer Model 1AW6C1 meets the requirements of C26-1277.0.h.

Recommendation

On the basis of the foregoing tests, the Committee on Test recommends the approval of the General Electric Automatic Washer Model 1AW6C1, under C26-1710.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939, as amended September 10, 1946, effective October 7, 1946. And as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. Per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Waste line diameter 2½ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Cal. 266-49-SA," and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

MINUTES

286-49-SA

APPLICANT—The Maytag Company, owner.

SUBJECT—Maytag Automatic Washer, Model AMP, approval of.

APPEARANCES—

For Applicant: A. W. Wright and F. L. Zeller.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (286-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 10, 1949

Re: Cal. 286-49-SA.

Subject: Maytag Automatic Washer Model AMP, approval of.

The Maytag Company, Newton, Ohio, filed April 11, 1949, an application with the Board of Standards and Appeals for approval of the Maytag Automatic Washer Model AMP under the requirements of C26-178.0.b and C26-1277.0.h, Administrative Building Code and Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) of the Board.

Purpose

The appliance is designed for the automatic washing and damp drying of soiled clothing for domestic use.

Description

The Maytag Automatic Washer, Model AMP is designed for connection to a plumbing system and adjacent to a drain outlet. The Model AMP is equipped with a power driven water discharge pump. The overall dimensions of the white enamel cabinet is 36 inches high by 25½ inches wide by 27¼ inches deep and has a net weight of 275 pounds. The washer is equipped with 6 ft. hose inlet and 8 ft. drain hose and the machine is grounded through the "Cold" inlet hose. The water supply to the unit is introduced through a 1 inch air gap located above the maximum overflow elevation of the unit.

The mechanical operation is by means of horizontal oscillation of an agitator impellor and the spin operation is by the wash drum at the rate of 618 r.p.m.

The lid of the machine is equipped with a Lid Switch Assembly which consists of the Unbalance and Lid Float Switches. The Lid Float Switches act to regulate the flow of water into the tub during the fill portion of the wash and gyrator rinse periods of the cycle. When the lid is closed the switches are closed. Opening the lid reverses the position of the Mercury switches on their pivots. This breaks the circuit and all operations will cease until the lid is closed.

The unbalance switch operates, when, if the the clothes are bunched in the tub, they may cause the tub and impellor to tilt. This tilt will cause the top of the impellor post to strike a rubber lever, this rubber lever being attached to the unbalance switch. When this occurs, the switch pivots, breaking the circuit and all operations cease.

The float switch operates during the fill period and controls the flow of water into the tub. A float, inside the impellor, rises with the water level and at the time the water in the tub reaches the water line strikes the switch button. This action reverses the twin float switches. One breaks the circuit to the water valve, thus shutting off the water. The other closes the circuit to the timer and drive motor thereby setting the wash cycle in operation.

Inspection and Test

Tests were performed on a Maytag Automatic Washer,

Model AMU at the Laboratory Facilities, Department of Water Supply, Gas and Electricity, 32 Vanderwater street, New York City on April 22, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test. James S. McCormack, Chief Inspector, Bureau of Water Register and Messrs. W. H. Leck, R. W. Sink, J. D. Goodlaxson and A. W. Wright, representing the manufacturer.

The unit was subject to two full washing cycles with a full load of 8 pounds of clothes. Soap powder was introduced at approximately 4 ounces normal dosage and gradually increased through 8 and 12 ounces to 18 ounces dosage to simulate overloading soap condition. At no time during the wash phase did soap suds enter into the duct from the water supply inlet, nor did soap or moisture appear in the water supply 1" air gap.

Recommendation

On the basis of the foregoing test and data filed by the applicant, the Committee on Test recommends the approval of the Maytag Automatic Washer Model AMP under C26-191.0 as meeting the requirements of the submerged inlet rules adopted by the Board on February 3, 1937 and as amended December 28, 1942 and as meeting the requirements of C26-1277.0.h.

Nothing in this recommendation shall be deemed to permit the use of this appliance in battery connection.

It is further recommended that each unit bear a label, permanently affixed, reading as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 286-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance, in accordance with the above report.

337-49-SA

APPLICANT—H. Wachtel, for Federal Oil Burner Co., Inc., owner.

SUBJECT—Federal Heavy Oil Burner, Models H-PA and HPEA, sizes 1 to 5 inclusive, approval of.

APPEARANCES—

For Applicant: H. Wachtel.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (337-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 3, 1949

Re: Cal. 337-49-SA.

Subject: Federal Heavy Oil Burner, Models H-PA and HPEA, Sizes 1, 2, 3, 4 and 5 inclusive, approval of.

The Federal Oil Burner Company, Incorporated of Philadelphia, Pennsylvania, filed May 2, 1949, an application with the Board of Standards and Appeals for approval of the Federal Heavy Oil Burner Models H-PA and HPEA, Sizes 1, 2, 3, 4 and 5, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

MINUTES

Purpose

The purpose of this appliance is for burning of #5 and #6 fuel oil.

Description

These are mechanical draft conversion oil burners of the horizontal rotating cup type employing gas electric ignition suitable for installation in hot water or steam boilers with fuel oil not heavier than #6 preheated.

Oil is drawn through suction piping strainer, lower lunge connection and manifold to the suction side of the burner pump. From the discharge side of the pump oil is delivered through the oil control valve and oil pipe to the spinner cup. The excess oil not required by then is pumped through the oil pipe and burner lunges through the pressure relief valve and returned to the oil storage tank. The oil to be burned is deposited on the spinner cup from which it is discharged at high velocity thus atomizing the oil and mixing it with air from the air nozzle which encloses the spinner cup. The air supplied by the fan (primary air) is not sufficient to provide for complete combustion and additional air (secondary air) is supplied through suitable openings or checker work in the burner floor by influence of the draft of chimney or stack. An oil control valve provides for regulation of the primary air to be burned. The primary air adjustment is made by means of an air shutter under the gear housing in the intake duct. The oil is ignited by a gas pilot burner which is ignited by a high tension electric spark. The models differ as follows: H-PA pump type automatic; HPEA is pump type automatic with electric pre-heater. The burners are manufactured in the following sizes:

H-PA 1—4—7 GPH #5 oil	1/2 HP motor
H-PA 2—7—15 GPH #5 oil	1/2 HP motor
H-PA 3—10—25 GPH #5 oil	1/2 HP motor
H-PA 4—25—50 GPH #5 oil	1 HP motor
H-PA 5—35—75 GPH #5 oil	1 1/2 HP motor

HPEA 1—4—7 GPH #6 oil	1/2 HP motor
HPEA 2—7—15 GPH #6 oil	1/2 HP motor
HPEA 3—10—25 GPH #6 oil	1/2 HP motor
HPEA 4—25—50 GPH #6 oil	1 HP motor
HPEA 5—35—75 GPH #6 oil	1 1/2 HP motor

The motors are Westinghouse 3450 r.p.m. 110 to 220 V. 60 cy. a.c. The strainer is manufactured by Federal Oil Burner Company. The transformer is 6000 V. one inch grounded Webster or equal. A Minneapolis Honeywell electrically operated gas shut off valve Type 1446A. The electric pre-heater is a Wells Type AA 9 immersion. A Minneapolis Type R-161 safety switch. An Automatic Switch Company electrically operated oil shut off valve type UNVAA; Automatic Company water cut off and pressure with fan are provided. The spinner cup is of brass. The fan housing oil pump pressure and nozzles are of cast iron or steel. The burner is hinged to the boiler opening.

Inspection and Test

The burner was inspected and tested at the plant of the applicant and at H. Freeman & Son's factory in Philadelphia, and found to operate as designed with no flare back or undue carbon deposit with the oil cut off the burner sheet in 60 seconds.

Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and U. A. P. Henninger, A. A. Abraham, H. U. Wachtel representing the applicant. The burner has been approved by the Underwriters Laboratories Misc. Pet. 1443, Application #44 C 900 B.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Federal Heavy Oil Burners, Models HPA and HPEA, sizes 1, 2, 3, 4 and 5 for use in New York City with fuel oil not heavier than #5 cold and #6 with

electric pre-heater or other approved pre-heater when installed and operated in accordance with this report and the oil burner rules of the Board of Standards and Appeals, provided the burner has a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 337-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

395-49-SM

APPLICANT—John Tye & Sons, Ltd., owner.

SUBJECT—Tyesules (Lighter Fluid), approval of.

APPEARANCES—

For Applicant: A. M. Ross Smith.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (395-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 20, 1949

Re: Cal. 395-49-SM

Subject: Tyesules (Lighter Fluid), approval of.

John Tye & Sons, Ltd. of London, England, filed May 20, 1949 an application with the Board of Standards and Appeals for approval of Tyesules (Lighter Fluid Capsules) under the provisions of C19-59.0.c Administrative Code.

Purpose

The purpose of this material is to provide one gelatin capsule for one filling of fluid for a cigarette or cigar lighter.

Description

Tyesules are made of gelatin and contain one seventh of one ounce of shell lighter fluid; each capsule is hermetically sealed. The tyesules are strong and safe for carrying. They are individually packed in egg crate fashion, 144 in number in a heavy gauge sheet metal box. Each box contains about 20 ounces of fluid in the sealed capsules.

Inspection and Test

An examination at the office of the Board by the Committee on Test, samples of the container shows that it is well constructed and that the cover closes tight and that the capsules are air tight and that the capsules are constructed similar to those approved by the Board under Cal. No. 202-41-SM. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts, and A. M. Ross-Smith representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends that the Tyesules lighter fluid capsules and the metal container described be approved under the provisions of C19-59.0.c, provided that in addition to the marketing requirements as provided in such section each container be stamped, labeled or marked reading as follows, "Approved by the Board of Standards and Appeals for use in New York City

MINUTES

under Cal. No. 395-49-SM" or lieu thereof a die or stamp be made and stamped or labeled on the container bearing the following inscription, within a circle, around the periphery, at the top, the words "APP'V'D.", along the bottom, "B.S.&A.", in the center, two lines, upper line, reading "N.Y.C.", lower line reading "395-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

430-49-SA

APPLICANT—Apex Beverage Corporation (ABC Vending Corporation), for Square Manufacturing Company, owner.

SUBJECT—Square Manufacturing Company Carbonated Beverage Dispenser Model 5008, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (430-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 1, 1949

Re: Cal. 430-49-SA

Subject: Square Manufacturing Company Carbonated Beverage Dispenser Model 5008, approval of.

The Square Manufacturing Company of Chicago, Illinois, filed June 2, 1949 an application with the Board of Standards and Appeals for approval of the Square Manufacturing Company Carbonated Beverage Dispenser, Model 5008, under the provisions of C26-178.0.b, C26-1277.0.h and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

The purpose of this appliance is to vend carbonated beverages.

Description

Model 5008 is a self contained coin operated, carbonated beverage dispenser, serving four different flavors.

The water is cooled and carbonated in the machine. The cooler-carbonator and the syrups are together in an insulated compartment. The syrup tanks rest on a refrigerated plate for additional cooling. The cooling system consists of a condensing unit sealed Kelvinator and two separate coils (low sides)—both coils are soldered to the exterior of the cooler carbonator. The water before entering the cooler carbonator flows through a coil that is soldered to the outside of the cooler carbonator and also to one of the low side coils. The return from the other coil is connected through a refrigerated plate (dole) which has a "hold over" solution.

The cooler carbonator hold approximately seven gallons of water. Three of the syrup containers have a capacity of over six gallons each and a fourth syrup container has a capacity of approximately five gallons.

The water is supplied to the cooler carbonator by a water pump controlled by a liquid level relay operated by electrodes in the cooler carbonator.

The machine has two independent dispensing systems, that

may be operated at the same time. Each system gives the purchaser a choice of two flavors and the machine gives a choice of four flavors.

The carbonated water is dispensed through a solenoid valve faucet. The amount of water dispensed is controlled by the time, pressure, and orifice size. The time is adjustable by a cam arrangement in the cup dispensing mechanism. The pressure is determined by the CO₂ regulator. The orifice in the solenoid faucet is fixed.

The syrup is measured by diaphragm pump. The volume of syrup dispensed is determined by an eccentric on the pump motor drive shaft. The syrup mixes with the carbonated water as it goes into the paper cup.

The machine has a capacity of 1000 cups in each one of the two cup dispensing mechanisms, (total 2000 cups). The cup dispensers are started in action by a relay actuated by a switch in the coin system. If the supply of cups in a dispenser is used up, the coins for that side will be returned.

CO₂ is supplied from a standard 20 pound cylinder. The regulator is mounted on the frame of the machine and connected to the cylinder by a "High Pressure" Line. A pressure actuated switch returns the coins if the gas pressure drops below a predetermined point.

Inspection and Test

This appliance was inspected and tested at 259 W. 14th Street, New York City and found to operate as designed. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, James McCormack of the Department of Water Supply, Gas and Electricity and Fred W. Rude, Paul Rosenbaum and W. V. England representing the applicant. Test was also made by the Department of Health. Present at this test were J. Eisen and M. Meyers of the Department of Health, L. V. Huber of the Committee on Test and R. D. Andrews representing the applicant. These reports are a part of the record.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Square Manufacturing Company Carbonated Beverage Dispenser, Model 5008 for use in New York City when installed and operated in accordance with this report and the requirements of C26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

397-41-A—Vol. II

APPLICANT—Harry L. Yakel, of Koch and Wagner for Bohack Realty Corp., owner.

MINUTES

SUBJECT—Application reopened March 29, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street (Block 3066, Lot 12), Middle Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Harry L. Yakel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (397-41-A—Vol. II)

WHEREAS, Koch and Wagner, for Bohack Realty Corp., owner, filed March 9, 1949, an application pursuant to Section 35 of the General City Law, to permit the erection of a building, portion of which will extend into the bed of a mapped street widening, affecting premises 75-43 Metropolitan avenue, north side, 160.55 ft. west of 78th street, (Block 3066, Lot 12), Middle Village, Borough of Queens; and

WHEREAS, the appeal as Vol. II was reopened March 29, 1949; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1949, as to N.B. Applic. 424/49, reads:

"1. Secure approval of B. and St. & A. as per Sect. 35 for the erection of a building partially within the bed of mapped street."

and

WHEREAS, the applicant states the proposed building will be one story, 15 ft. in height, 60 ft. 2½ in. by 111 ft. 7 in. in area, Class 3 construction, on a lot 66 ft. 2½ in. by 132 ft. irregular in area, located in a residence and business use, D area, Class 1 height districts, to be used and occupied: Cellar, parking of more than five motor vehicles and storage; 1st floor, store—20 persons; and

WHEREAS, the applicant contends that it is proposed to erect a one story and cellar building, the front portion of which for a depth of 34 ft. will be in the bed of the proposed widening of Metropolitan avenue, that the existing and adjoining buildings on east and west sides are now in part in the bed of the proposed street widening; that the premises is in a business use district, D area, district, which allows 55% coverage and request is made to occupy the area in the bed of the mapped street until such time as the City takes title to same with the understanding that the owners agree that in the event of condemnation by the city, its claim will be limited to the value of the land so taken, the cost of the construction within the street widening amortized at the rate of 5% per annum and the cost of erecting a new front on remainder of the building after demolition of the front portion; and

WHEREAS, on June 17, 1941, the Board, in acting on a decision of the borough superintendent, dated April 24, 1941, on N.B. Applic. 1614/41 permitted the erection of a proposed building 65 ft. 4 in. by 104 ft. in area, on condition that the proposed building shall not be erected nearer than 8 ft. from the present street building line; that at that time the building was proposed to be 4 stories in height and occupied as a Class A multiple dwelling; and

WHEREAS, at the time of the Board's action on June 17, 1941, it was in receipt of a communication from the Topographical Bureau, Office of President, Borough of Queens, stating that Metropolitan avenue has been mapped for its full length from Brooklyn Borough line to Richmond Hill at a width of 100 ft. and that it is upon the ground and in use for a width of 66 ft. to which the City has taken title and that the cost of widening this street throughout its entire length would be so great that the Board of Estimate would not be inclined to look with favor upon any such proposition; that a map proposing to reduce the width of Metropolitan avenue from 100 ft. to 66 ft. as existing was prepared and

forwarded to the Board of Estimate, which Board referred it to the City Planning Commission; that in the area then under consideration by the Board as to the premises in question there were many buildings within the 100 ft. lines; and

WHEREAS, under date of June 6, 1941, the Borough Superintendent advised the Board that various buildings have been erected within the lines of the proposed street widening.

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 424-49, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the extension of the proposed building as proposed and as indicated on revised plans marked "Received July 7, 1949," four sheets, on condition that the building shall be so framed that it can be reduced in length in the event of the proposed widening of Metropolitan avenue; that in the event a portion of the premises is taken for such street widening, claim shall be limited to the value of the land so taken plus the cost of construction within the street widening amortized and the cost of erection of a new front similar to the front as now proposed for enclosing the building after the demolition of the front portion at the rate of 10% per annum; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

304-49-A

APPLICANT—Robert Teichman, for Estate of Harriet Coogan (City Bank Farmers Trust Company, Administrator), owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman, Stephen Longman, John R. Brunden and Jay Coogan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (304-49-A)

WHEREAS, Robert Teichman for City Bank Farmers Trust Company as administrator of the Estate of Harriet Coogan, owner, filed April 19, 1949 an appeal from a decision of the borough superintendent, affecting premises 55-57 West 26th street and 776-782 6th avenue, northeast corner (Block 828, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 18, 1949 acting on Alt. Applic. 1666-48 reads:

"1. Factory building exceeding five stories in height should have two exits as per Sec. 271 of the amended Labor Law and should be remote from each other."

and

WHEREAS, the applicant states that the building is six stories, 78 ft. 8 in. in height, 74 ft. ¾ in. by 100 ft. in area, of class 3 construction, erected about 1885, located on a lot 74 ft. ¾ in. by 100 ft. in area, in a business use B area class 1½ height district, and used and occupied since 1899 as follows: cellar—boiler room and storage—3 persons; 1st floor—stores—20 persons; 2nd floor—manufacturing of radios—5 persons; 3rd floor—manufacturing leather goods—20 persons; 4th floor—manufacturing curtains—25 persons; 5th floor—manufacturing bedspreads—12 persons; 6th floor—manufacturing sportswear—35 persons; that no change in use or occupancy is proposed; that the building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is one 4 ft. wide interior steel stairs, enclosed in fire-retarded partitions, equipped with fireproof self-closing doors and leading from roof

MINUTES

bulkhead direct to street, and one fire escape on the West 26th street side extending to street by counterbalanced stairs; that window and door openings on the course of the fire escape are fireproof self-closing; that there is no safe egress from the roof; and

WHEREAS, the applicant contends that the building was erected in 1887 for stores and club house and converted in 1899 under Alt. 2709 to stores and light manufacturing and subsequently under Alt. 2892-13 and Alt. 1352-14 for the same use; that under Alt. 867-18 fire escapes were installed on the West 26th street side, stairhalls fire retarded to comply with violations 3631 and 2307-17 issued by the fire department; that subsequent alterations filed show the use of the building as a factory and the last alteration being under Alt. 1976-30; that on August 26, 1948 an application was filed for a C.O. and denied by the borough superintendent by the decision herein appealed; that the building heretofore complied with the requirements of the Labor Law until the law was amended effective July 1, 1948; that it is practically impossible to install an additional enclosed stairway with the present floor layout; that the present fire escape on the West 26th street side is a Labor Law fire escape and conforms to the Labor Law, building code and the rules of the Board except that there is no gooseneck ladder to the roof; that this omission is probably due to the large overhanging cornice at the roof; that the fire escape stairs are 22 in. wide, installed at 45 deg. with 5 ft. high rails and equipped with counterbalanced stair 24 in. wide leading to the street from the lowest balcony; that the interior stairs are fireproof construction; that stairhalls enclosed in fire-retarded partitions are equipped with fireproof doors; that it would be a hardship to remove the fire escape and replace it with a secondary means of egress and it is therefore requested that the Board grant a variation of section 271 of the Labor Law as amended in order to permit the owners to maintain the present fire escape as a secondary means of egress and to permit the issuance of a C.O.; and

WHEREAS, an examination of Fire Department Folder 26W55.01 indicates that photo No. 2140 certified by the Labor Department to the Fire Department in 1916 required that an additional means of egress be installed from each floor remote from the existing exit and that interior stairs be enclosed in fire-retarded material; that this order was dismissed; that Fire Dept. Order 56122-LF issued January 25, 1917 required the installation of fire alarm system in accordance with the Industrial Code; that this order was dismissed; that Order 56121-LF issued by the Fire Dept. January 25, 1917 required the institution of fire drill; that Order 54624-LD issued January 31, 1924 required the maintenance of a light in stairway enclosure in accordance with Section 257 of the Labor Law; that Order 60377-LF issued January 6, 1924 required that the interior fire alarm system be placed in working order; that on December 9, 1935 an inspection and test were made of the interior fire alarm system; that inspection report dated October 6, 1934 indicated that the building was vacant above the 2nd story and that there was no manufacturing in the building; that inspection report dated December 29, 1938 stated that there is no manufacturing in the building; that inspection report dated December 5, 1939 indicated the building was vacant above the first story; that inspection report dated February 10, 1941 stated that the building was vacant and unoccupied above the first story except for the superintendent's office in Room 408; that inspection report dated June 9, 1941 indicated the building was vacant above the 1st story; that inspection report dated May 18, 1942 indicated the building vacant above the 1st story; that inspection report dated November 15, 1943 indicated the building was occupied for five stories as factory use and that fire drills were being maintained on the premises; that inspection report dated October 7, 1947 recommended the issuance of an order requiring the repair of the fire escape on the rear of the building and Order 45290-LF was issued November 12, 1947 requiring that the fire escape be repaired in accordance with sections 273 and 274 of the Labor Law; that this order evidently referred to a fire escape located on a small interior court, which fire escape apparently was sub-standard and not recognized as

an exit; that on January 21, 1948 the chief of the Division of Fire Prevention notified the owner that the removal of such fire escape could be applied for to the Department of Housing and Buildings without objection from the Fire Department in view of the fact that the fire escape was sub-standard; that Fire Department Order 45290-LF issued November 12, 1947 requiring the replacing of all defective portions of the fire escape at the rear of the building and windows and doors on the course of the fire escape placed in good operating condition in accordance with sections 273 and 274 of the Labor Law was dismissed on March 10, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1666-48, be and it hereby is affirmed and that the appeal be and it hereby is denied.

305-49-A

APPLICANT—Irrera and Luonga, for Theresa Veneziano, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—748 3rd avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (305-49-A)

WHEREAS, Irrera and Luongo for Theresa Veneziano, filed April 19, 1949, an appeal from a decision of the borough superintendent, affecting premises 748 Third avenue, north side, 60 ft. 2 in. east of 25th street (Block 650, Lot 76), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1949, acting on Alt. Applic. 540-49, reads:

"1. In the proposed change from a storage building to a light manufacturing building provide means of egress as per Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 3 stories 35 ft. in height; 20 ft. by 45 ft. 1½ in. in area, of Class 3 construction, on a lot 20 ft. by 100 ft. in area, in an unrestricted use, A area Class 1 height district, and occupied as follows: cellar, storage; 1st floor, store; 2nd floor, storage; 3rd floor, storage; proposed to be used and occupied as follows: cellar, storage; 1st floor, woodworking shop, 5 persons; 2nd floor, factory, 25 persons; 3rd floor, factory, 25 persons; that the premises are located in an unrestricted use district; that the building will be provided with one interior 3 ft. wide steel stairs; enclosed in fire retarded stud partitions, equipped with one hour fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof, and one fire escape at front leading to street by counter-balanced ladder; that window and door openings on the course of the fire escape will be fireproof self-closing; that there is safe egress from roof; and

WHEREAS, the applicant states that no records are available in the Department of Housing and Buildings showing any previous occupancy; that it is proposed to change the use of the building to factory on the 2nd and 3rd floors and woodworking shop on the 1st floor; and

WHEREAS, the applicant contends that the building is in an unrestricted use district surrounded by uses permitted in this district; that the building is small and to be required to comply with Section 270 of the labor law would constitute a hardship as the two required exits would occupy a great amount of space leaving very little rentable space; that it is

MINUTES

proposed to enclose the present stairs, provide a primary means of egress direct to street, fire retard the partitions and install one hour fireproof self-closing doors and provide new scuttle and stationary iron ladder in the third floor stair hall for access to roof; that a secondary means of egress and new fire escape and counter balanced ladder will be erected on front wall; that the cellar ceiling will be fire retarded; that cellar stairs will be enclosed in 4 in. cinder block partitions, equipped with one hour fireproof self-closing fire test door; that in view of the proposed changes in the building and in view of the changing character of the neighborhood which is now practically all used for industrial purposes, it is requested that this application be granted subject to such conditions as the Board may deem necessary.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 540-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied for light manufacturing as proposed, *on condition* that the building is arranged as to exits as proposed and as indicated on revised plans marked "Received July 8, 1949" 2 sheets; that the floor load shall be made to comply with the requirements therefor for a live load of 120 lbs. per superficial ft., that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the occupancy shall be restricted to the permitted occupancy allowed for the primary means of exit only.

324-49-A

APPLICANT—Richard G. Stein, for Faberge, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 West 54th street, north side, 175 ft. west of 5th avenue (Block 2170, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard G. Stein and Joseph Blumenkranz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (324-49-A)

WHEREAS, Richard G. Stein for Faberge, Inc., owner, filed April 28, 1949 an appeal from a decision of the borough superintendent affecting premises 5 West 54th street, north side, 175 ft. west of 5th avenue (Block 1270, Lot 30), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 19, 1949 acting on Alt. Applic. 659-49 reads:

"1. Proposed conversion of non-fireproof residence structure to be a commercial structure exceeding 4 stories and 50 ft. in height is contrary to section 4.2.1 code." and

WHEREAS, the applicant states that the building is 5 stories, 69 ft. 5 in. in height, 25 ft. by 65 ft. in area, of class 3 construction, erected prior to 1900, located on a lot 25 ft. by 100 ft. 5 in. in area, in a restricted retail use B area class 1½ height district, now vacant, formerly used and occupied: cellar—boiler and machine room; sub-cellar—store rooms; 1st to 5th floors—dwelling—1 family throughout; proposed to be used and occupied upon completion of alteration as follows: sub-cellar—mechanical equipment and storage; cellar office, rest room and storage—2 persons; 1st to 5th floors—offices—8 persons on the 1st, 6 on the 2nd, 10 on the 3rd, 12 on the 4th and 8 on the 5th; that the building will be provided with a two source sprinkler system, one existing 4 ft. wide nonfireproof stairs and a proposed new 3 ft. wide

fireproof stairs, three hour enclosed, equipped with ¾ hour self-closing fireproof doors; and

WHEREAS, the applicant states that it is proposed to convert the building to an office building for a single tenancy by the owners; that no major changes are contemplated except improvements as follows: the addition of a new fireproof stairway, 3 ft. wide, from lowest level to roof, enclosed in three hour construction, leading to street through a fire-retarded passage within the building line; that a new elevator will be installed extending from cellar to roof; that wood floor construction of hall between new fireproof stairs and new elevator will be replaced with fireproof construction; that an automatic sprinkler system will be installed on the 5th story; that a non-combustible roof surfacing will be installed; that new electrical wiring and fixtures will be installed throughout to comply with the requirements of the electrical code; that new heating and air-conditioning system will be installed throughout; that interior spaces will be mechanically ventilated; that existing skylights and other non-fireproof penetrations through the roof will be eliminated; that ceilings of cellar and sub-cellar will be fire-retarded; that new stair and elevator bulkheads will be fire-retarded; and

WHEREAS, the applicant contends that the construction of this building is better than class 3 as the floor framing throughout consists of 3 in. by 12 in. full dimension wood beams spaced not over 16 in. on centers; that the spaces between beams are deafened with 2 in. thick gypsum slabs supported on continuous cleats fastened to the beams; that the total number of occupants will be less than 50 and the entire building will have a single occupancy; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 659-49, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the building shall be altered as to exits, as to front stoop and as to the sprinkler system and cut-off doors substantially as proposed and as indicated on revised plans marked "Received July 7, 1949" 6 sheets; that this variance shall continue only so long as the building as a whole is occupied by Faberge, Inc., as owner, and the building is maintained substantially as proposed and in accordance with the requirements of this resolution, and shall comply in all other respects with all laws, rules and regulations applicable thereto.

329-49-A

APPLICANT—Emil Koepfel and Son, for Nathaniel Friedberg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—93 Irving place and 1057 Fulton street, northeast corner (3rd and 4th floors); (Block 1993, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted revoking C. O. 67966-32.

THE VOTE TO REVOKE C. O. 67966-32—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (329-49-A)

WHEREAS, Emil Koepfel & Son, for Nathaniel Friedberg, owner, filed April 22, 1949, an application for Revocation of Certificate of Occupancy 67966 of 1932, affecting premises 93 Irving Place and 1057 Fulton street, northeast corner (Block 1993, Lot 11), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1949, as to Alt. Applic. 1003/49, reads:

MINUTES

"1. Premises converted to a non-tenement under Alt. 45/32, C. O. 67966. Proposed conversion to a multiple dwelling in violation of Sec. 9, subd. 6 of the M.D.L."

and

WHEREAS, the applicant states that the building is 4 stories, 47 ft. in height 25 by 66 ft. 8 in. in area, Class 3 construction, erected in 1890, located on a lot in a business use, B area, Class 1½ height district, used and occupied since 1932; Cellar, ordinary use and storage; 1st floor, store, 4 persons; 2nd floor, restaurant and dancing, 38 persons; 3rd and 4th floors, 1 family 6 persons per floor; proposed to be used and occupied: Cellar, same; 1st floor, furniture store, 6 persons; 2nd floor, furniture showroom and sales, 6 persons; 3rd and 4th floors, finished rooms, 13 persons per floor; that the building is proposed to be equipped with a one-source sprinkler system as shown on Sprinkler Application 814/49 filed with the Borough Superintendent; that the building is provided with one 2 ft. 10 in. wide wood stairs, fire-retarded enclosed, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street and one fire escape at Fulton Street front extending to roof by ladder and to street by ladder; that windows and doors on the course thereof are fireproof, self-closing; and

WHEREAS, the applicant has filed a communication dated April 12, 1949, from the Division of Housing, stating that the records of the Division of Housing indicate the building was an Old Law tenement converted to a non-tenement and Certificate of Occupancy #67966 issued accordingly; that under the circumstances the building cannot be reclassified as an Old Law tenement nor can it be used for single room occupancy; and

WHEREAS, the applicant states that in 1932 Certificate of occupancy 67966 was issued in the belief that the building was occupied by two families and roomers but in reality the building was a Class B multiple dwelling, as shown on the records of the Water Department and occupied by 4 families and 11 roomers; that the Bureau of Buildings issued a certificate of occupancy despite the fact the physical conditions of the 3rd and 4th floors were and are that of a multiple dwelling; that in 1943, the Department of Housing and Buildings issued a new violation for the illegal occupancy of the upper floors as a Class B multiple dwelling; that the prior owner had no means to comply with the requirements of the Department of Housing and Buildings and turned over the deed to the mortgagee; that the present owner is willing to comply with the Multiple Dwelling Law and do all the work necessary to make the occupancy legal; that Alt. application 1003/49 and Spr. Application 814/49 was filed for that purpose and denied due to the existence of the illegally issued certificate of occupancy; that it is therefore requested that Certificate of Occupancy #67966 be revoked; and

WHEREAS, Certificate of Occupancy #67966 was issued July 14, 1932, upon completion of work under Alteration Permit #4548/32 permitting the following use: Cellar, general storage; 1st story, ordinary store; 2nd floor, restaurant, dancing space, 38 persons; 3d floor, one family; 4th floor, one family; and

WHEREAS, under Cal. 9-47-A the Board on May 6, 1947, denied an application for modification of the decision of the Borough Superintendent Objections 9 and 10; issued December 16, 1946, on Alt. Applic. 4420-46, which objections required that at least one stairs be enclosed in 2-hour fire-resistant partitions with 3 ft. minimum width and of incombustible material and that the floor construction be sufficient for a liveload of 120 lbs. per sq. ft.; that at the time of such action by the Board the building was stated to be occupied as follows: 1st floor, store; 2nd floor, restaurant and dancing space, 38 persons; 3d and 4th floors, furnished rooms, 6 persons per floor and proposed to be used and occupied: 1st floor, same; 2nd floor, sale, display and storage of light merchandise, 3 persons; 3rd floor, storage of household furniture and light merchandise, 0 persons; 4th floor, storage of household furniture and light merchandise, 0 persons; that at that time the building was described as being equipped with two interior wood stairs, 2 ft. 8 in. and 4 ft. 6 in.

wide, proposed to be enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street and three fire escapes leading to roof by ladder and to yard by ladder with egress through the cellar to the street; and

WHEREAS, Certificate of Occupancy #1013 issued November 17, 1919 permitted the use of the building as four families and store; and

WHEREAS, in connection with appeal filed under Cal. 9-47-A, the then applicant contended that the actual occupancy of the 3rd and 4th floors was as a Class B multiple dwelling; and

WHEREAS, plan approved on June 25, 1932, filed with Permit 5484/32 (Alt. Applic. 6608/32) indicated that the 3rd and 4th floors were arranged for use other than one family use stated for such floors in C. O. 67966.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1003-49, Objection 1, be and it hereby is *modified* revoking Certificate of Occupancy No. 67966 issued in 1932, as requested, to permit the building to be restored to a tenement occupancy in compliance with the requirements of the Multiple Dwelling Law, particularly Article 7 thereof.

334-49-A

APPLICANT—Lester H. Maxon, for Maurice L. Stone and Joseph J. Lese, owners (A. I. Friedman, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—20 East 49th street, south side, 95 ft. west of Madison avenue (mezzanine); (Block 1284, Lot 60), Borough of Manhattan.

APPEARANCES—

For Applicant: Lester H. Maxon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (334-49-A)

WHEREAS, Lester H. Maxon, for Maurice L. Stone and Joseph J. Lese, owners; A. I. Friedman, Inc., lessee, filed April 29, 1949, an appeal from a decision of the borough superintendent, affecting premises 20 East 49th street, south side, 95 ft. west of Madison avenue (mezzanine), (Block 1284, Lot 60), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1949, on Alt. Applic. 464/49, reads

"1. The means of egress from the newly created intermediate floor are subject to approval by the Board of Standards & Appeals on 192-32-S.

2. The means of egress must comply with Sec. 270 Labor Law. A fire escape does not comply with the requirements for a second means of egress for new buildings erected after Oct. 1st, 1913."

and

WHEREAS, the applicant states that the building is 6 stories and cellar, 76 ft. 4¾ in. in height, 25 by 100 ft. 5 in. in area at 1st floor, 25 by 90 ft. in area at typical floor, Class 1 construction, erected in 1926, located on a lot 25 by 100 ft. 5 in. in area, in a retail use, B area, Class 2 height district, used and occupied since 1932, as follows: Cellar—boiler room and storage; 1st floor—store and mezzanine—10 persons; 2nd to 5th fls., inc.—offices, showroom and manufacturing, 30 persons each floor; 6th floor—offices proposed to be used and occupied: Cellar—no change; 1st floor—store, 5 persons; mezzanine, offices—10 persons; 2nd floor, general offices and storage, 5 persons; 3rd to 6th floors, inc.—offices, showrooms and manufacturing, 30 persons per floor; that the building is equipped with an approved standpipe system and an approved interior fire alarm system; that there is one 3 ft. 9 in. fireproof stairs, fireproof enclosed, equipped with fire-

MINUTES

proof, self-closing doors, leading from roof bulkhead direct to street and a fire escape at the rear leading to adjoining roof and through fire passage to street; that windows and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant states it is proposed to construct a new story at mezzanine level of fireproof construction to provide additional space for the existing lessee for clerical work and storage; and

WHEREAS, the applicant contends that the new floor will be used for clerical work and storage only and not for selling; that permission is requested to install the proposed new floor for general office and storage space under the present exit conditions with access to exits as shown on plans filed with this appeal; that no change will be made in the height of the building; that no increase will be made in the number of persons engaged in manufacturing work (20) and no increase will be made in the area used for factory work (5% of the total area of the building); and

WHEREAS, Certificate of Occupancy 18734 issued December 10, 1932, upon completion of work under Alt. 2397/30 permits the following use and occupancy: Cellar—storage, 1st floor—stores; 2nd to 5th floors—offices, showroom and manufacturing, 30 persons per floor; 6th floor—offices, 10 persons, on condition that not more than 20 persons be engaged at factory work in the building at any one time and that not more than 5% of the total floor area of the building be used for factory work as defined in the Zoning Law, and this certificate refers to an action by the Board under Cal. 192-32-S; and

WHEREAS, under Cal. 192-32-S the Board on July 8, 1932, granted a variation of the requirements of the Labor Law as stated in objections 1 and 3 issued by the Borough Superintendent March 9, 1932, under Alt. App. 2397/30 as to the fire escapes which did not meet the requirements of the Labor Law for a secondary means of egress for a building erected after 1913 and as to the clear width of the exit doors and halls leading to street level, on condition that a standard Labor Law fire escape be installed at the rear from roof to the roof of extension of the first story with egress from termination of such fire escape by means of fireproof unpierced passageway at mezzanine level not less than 4 ft. 7 in. in width to the main hall of the first story, leading to the street and by means of a 22-in. iron stairway from roof of first story extension of premises under appeal to the roof of No. 22 East 49th street, thence by fireproof door to the passageway of said building direct to street; and on condition that the entrance to the fire passageway at mezzanine level be equipped with a self-closing, fireproof door; that a letter of consent be filed with the superintendent of building and the fire department for exit to the adjoining building at 22 East 49th street; that not more than 20 persons be engaged at factory work at any one time in the entire building; that the occupancy of the building be limited to the legal capacity of the interior stairs; that the building shall not be increased in height or area and that the labor law shall be complied with in all other respects.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 464-49, Objections 1 and 2, and that the application be and it hereby is *granted on condition* that in the event the owner constructs the proposed mezzanine floor between the present 1st and 2nd floors as proposed and as indicated on plans filed with this appeal marked "Received June 30, 1949," the requirements of the resolution adopted by the Board under Cal. 192-32-S shall be continued to be complied with, including similar access to exits from the proposed mezzanine floor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

383-49-A

APPLICANT—Arnold W. Lederer, for Irving Schwartz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—305-313 Kingston avenue and 1440-1444 Union street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (383-49-A)

WHEREAS, Arnold W. Lederer, for Irving Schwartz, owner, filed May 18, 1949, an application for variation of the Labor Law, as cited in a decision of the borough superintendent, affecting premises 305-313 Kingston avenue and 1440-1444 Union Street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1949, acting on Alt. Applic. 562-48, reads:

"1. Exits from all floors, including cellar to comply with sect. 270 Labor Law.

2. First floor to be adequate for 100 lbs. liveload.

3. 2nd floor to be adequate for 120 lbs. liveload."

and

WHEREAS, the applicant states that the building is two stories and cellar, 25 ft. in height, 40 by 100 ft. in area, Class 3 construction, erected in 1930 in a business use, B area, Class 1½ height district, used for past 12 years as follows: Cellar—billiard parlor, 75 persons; 1st floor, stores and restaurant, 60 persons; 2nd floor, factory (upholstered furniture), 10 persons; that no change in use or occupancy is proposed; that there are two interior fireproof stairs, 3 ft. 8 in. wide, fireproof enclosed, equipped with kalamein, self-closing doors, provided with a scuttle and ladder to the roof and leading direct to street; and

WHEREAS, Certificate of Occupancy #63048, issued January 30, 1931, under N.B. Applic. 3436/30, permits the following uses: Cellar—bowling alleys, 50 persons, 100# liveload; 1st story—eight stores, 24 persons, 75 lbs. liveload; 2nd story—restaurant, 75 persons, 100# liveload; and

WHEREAS, the applicant contends that the building has two fireproof stairways installed under N.B. Applic. 3436/30; that it is requested the east stairs to the roof be omitted on the ground that the present ladders with scuttles will be retained; that the building is on the corner and the 2nd floor occupancy will be limited to 10 persons; that the second floor is practically isolated except for the two-story building to the east; that the number of occupants will be reduced to 10 persons; that the nature of the machinery used consists of eight sewing machines and one small jig saw, which may be removed if required by the Board; that the sewing machines are spread on the outside perimeter of the 2nd floor; that the floor loads will be posted and not exceeded; that the exits to the cellar are similar to those approved under N.B. 3436/30 for which a certificate of occupancy was issued for bowling alleys and billiard room; that the bowling alleys have been discontinued and pool tables have replaced them and with a space to the north set aside for television; that it is proposed to replace the vertical ladder in the northwest area with a 70° double rung ladder with handrails on both sides and to lead to movable gratings secured only from the inside with an easily operated hook latch; that the boiler-room door will be made to swing so that the exit to the primary stairway will be in no way impeded; that the doors covering meters will be covered on both sides with 3/16 in. asbestos and 26 gauge metal; that proper exit lights and signs will be provided and all exits wired on a separate circuit; that the ladies' hat store in Store #5 employs 4 girls and one male, making hats for the retail trade and the high pressure boiler at the rear will comply with all laws, rules and regulations applicable thereto.

MINUTES

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 562-48, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be occupied substantially as proposed and the exits shall be maintained as indicated on revised plans marked "Received July 8, 1949" 3 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

411-49-A

APPLICANT—Frederick C. Genz, for Carnegie Corporation of New York, owner (Community Service Society of New York, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2 East 91st street and east side of 5th avenue, from East 90th to East 91st streets (1 - 3rd floors, inclusive); (Block 1502, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz and Edgar I. Williams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (411-49-A)

WHEREAS, Frederick C. Genz, for Carnegie Corporation of New York, owner, Community Service Society of New York, lessee, filed May 26, 1949, an appeal from a decision of the borough superintendent, affecting premises 2 East 91st street and east side of Fifth avenue, from East 90th to East 91st streets (1st to 3rd floors, inclusive); Block 1502, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1949, acting on Amendment to Alt. Applic. 251/49, reads:

"16. Proposal to retain existing hardwood grand stairway with hardwood panelling, doors and hardwood floors; panelling, doors, etc. in the corridors 1st, 2nd and 3rd floors is contrary to Articles 7 and 11 of Bldg. Code."

and

WHEREAS, the applicant states the building is 4 stories, basement and cellar, mean height 65 ft., 134 ft. 8 in. by 48 ft. front by 72 ft. ½ in. deep, fireproof construction, erected in 1900 on a lot 230 ft. 5-1/3 in. by 4½ in. front by 201 ft. 5 in. in depth, in a Residence use, B area and Class 1½ height district, used and occupied as follows: Cellar, boiler room and storage; Basement, 1st, 2nd, 3d and 4th floors—residence, vacant except for caretaker; proposed to be used and occupied as follows: Cellar, same; Basement: Lounge, Cafeteria, Lockers, storage, 150 persons; 1st floor, reading, lecture and meeting rooms, offices, 200 persons; 2nd floor—Classrooms, toilets, offices, 165 persons; 3rd and 4th floors—Offices and toilets, 50 persons each; that the building is equipped with two interior stairs, 3 ft. 8 in., 6 ft. 3½ in. and 4 ft. 7½ in. in width, one of which is fireproof, equipped with fireproof, self-closing doors and one is unenclosed, provided with hardwood panelling and treads and risers; that one stairs leads direct to street and one leads to a corridor which leads to street; that a ladder and scuttle to roof is provided; that the building is provided with an approved interior fire alarm system; and

WHEREAS, the applicant contends that the building was erected in 1900 and used continuously since then until June, 1946 as a one-family dwelling; that since 1946 it has been occupied by a caretaker; that the building is constructed with steel interior columns and steel beams, wall bearing;

that the floor construction is of Roebling arches, except for one room where concrete arches are used; that the existing service stair is enclosed in fireproof partitions and is of steel construction with winders and marble treads; that this stairs will be removed and a new steel stairs complying with Article 7 of the Building Code will be installed in its place; that the existing grand stairway extends from 1st to 3rd floors; that a new stairway will be provided from the third floor terminus of this existing stairway to the 4th floor complying with Article 7 of the Building Code; that the grand stairway at the 1st and 2nd floors opens directly to a wide corridor without enclosures; that this stairway will be enclosed at the third floor with a 3-hour fireproof partition and equipped with fireproof, self-closing doors; that the grand stairway treads, risers, panelling, floors, and doors off same are of hardwood, heavy English quartered oak, which is comparable to slow-burning mill construction; that this also applies to the doors, panelling and floors on the corridors of the 1st, 2nd and 3rd floors and the first floor ceiling; that the wall panel is solidly backed with cement plaster between the masonry walls and back of panelling; that the closet under the stair at the 1st floor will be sprinklered; that the organ room off the 1st floor corridor will be sprinklered; that this stairway opens to the 1st floor corridor which in turn leads directly to the street and only the 1st and 2nd floors will be devoted to public use, the upper floors will be used for administrative offices; that a fire alarm system will be installed; that the grand stairway is a component part of the interior design of the building and it would be unreasonable to demolish this adequate and useful means of egress, which is so sturdy in construction as to create little hazard to life or injury in case of emergency; that the lessees are a charitable institution; that due to the nature of the building and the means of egress provided, it is felt that the Board should permit the continued use of the existing stair through the first and second floors; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed amended plans July 11, 1949, showing the installation on the 1st floor of a sprinkler in the organ space, a battery of sprinklers 4 ft. on centers on the hall side of the beam drop at the head of the main stair under the second story, the beam to act as a baffle to capture the heated air and activate the sprinklers on the hall side, and on the 2nd floor, such plans now show the main stair enclosed with fireproof partitions, equipped with fireproof self-closing doors on line with columns 3 and 10, and a change in the closet arrangement under the up-run of the stair to the third floor; the single closet is now shown with a sprinkler head; amended plans also show a stair at third floor, enclosed in three hour partitions with 1½ hour fireproof self-closing fireproof doors at openings; and

WHEREAS, the applicant contends that the sprinklers at the first floor will give a safe and protected area from the main stair to the entrance hall and thence to street and also provide a safe passage to fire stair B from the main stair and considering that the main stair will now be enclosed from 2nd floor to 4th floor inclusive with fireproof partitions and fireproof self-closing doors at all openings, and in view of the proposed installation of the battery of sprinklers at the first floor ceiling, it is felt that the sprinkler heads could be activated by the heated air and create a curtain of water through which people could pass in comparative safety to the main exit on the first floor; that the building has 2" water services, one from Fifth avenue and the other from East 91st street; that the new sprinkler main will be taken from both services, thus providing two sources of supply for the sprinklers; and

WHEREAS, the applicant further states that wherever the panelling has been removed, it has been found to be solidly backed with cement plaster; if, however, any panelling or wainscoting that is not solidly backed is uncovered, the space back of same will be filled with rock wool.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 251-49, Objection 16, be and it hereby is *modified* and that the appeal be and it

MINUTES

herby is *granted on condition* that the exits and protection shall be as indicated on revised plans marked "Receive July 11, 1949," 8 sheets, to permit the occupancy of the Community Service Society as proposed, *on condition* that the building shall otherwise comply with all laws, rules and regulations applicable thereto, and the number of persons permitted on each floor shall be as may be determined by the borough superintendent based on the capacity of the lawful exits.

424-49-A

APPLICANT—Samuel Carr, for Manhattan Refrigerating Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-113 Horatio street, north side, 99 ft. east of West street (2nd to 6th floors and penthouse inclusive); (Block 643, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (424-49-A)

WHEREAS, Samuel Carr for Manhattan Refrigerating Co., owner, filed June 1, 1949 an appeal from a decision of the borough superintendent, affecting premises 111-113 Horatio street, north side, 99 ft. east of West street (Block 643, Lot 33), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 23, 1949 acting on amendment to Alt. 539-49 reads:

"1. Two means of egress remote from each other should be provided from each floor as per sec. 6.1.2.2.3 B.C. One may be a horizontal exit complying with sec. C26-296.0 A.C., and the other a stair, leading from roof to street, with a min. width of 3 ft. and enclosed as per sec. 3.2.3. B.C. Similar exits should be provided from cellar.

3. Construction of an additional story on existing six story, non-fireproof building is contrary to sec. 4.2.1. B.C."

and

WHEREAS, the applicant states that the building is six stories and penthouse, 84 ft. in height, 50 ft. by 81 ft. in area, of class 3 construction, erected in 1898, located on a lot 50 ft. by 81 ft. in area, in an unrestricted use A area class 2 height district, and used and occupied since 1898 as follows: cellar, 1st and 2nd stories—refrigerating machinery; 3rd floor—cold storage warehouse and refrigerating machinery; 4th, 5th and 6th floors—cold storage warehouse; penthouse—work room; that the building is equipped with a two source sprinkler system, dry pipe, throughout the building, connected to ADT; that there are no interior stairs or fire escapes; and

WHEREAS, the applicant contends that 111-113 Horatio street shown on plans filed with this appeal as Building D was built about 51 years ago; that the adjoining building on the west, 525 West street, shown on plans as Building C was built about the same time as Building D; that both buildings C and D were originally built of class 3 construction, six stories in height; that 105-107 Horatio street to the east, indicated as Building G, was built about 36 years ago and is of class 1 fireproof construction, 7 stories in height; that the wood floor construction of the 1st and 2nd tiers of Building D has been replaced with fireproof construction of composite beams, girders and reinforced concrete slabs; that the 3rd tier now is of reinforced concrete slabs over entire floor carried by reinforced concrete T beams between

existing wood floor beams; that the 3rd to roof tiers inclusive have insulated ceilings; that buildings C, D and G are 100% sprinklered and are under the same ownership and occupancy and have been used in connection with a cold storage warehouse business since their erection; and

WHEREAS, the applicant contends as to item 1 of the borough superintendent's decision requiring two means of egress from each floor, that two means of egress acceptable to the borough superintendent will be provided for the cellar and 1st floor; that on April 28, 1949 the borough superintendent agreed to accept two horizontal openings consisting of 3 ft. 8 in. horizontal exit on each floor to both east and west buildings above 1st floor; that this approval was revoked when amendment of May 13, 1949 was filed for further consideration by denial of May 23, 1949 wherein the Chief Engineer stated that since application would be made to the Board, this revocation was routine procedure; and

WHEREAS, the applicant contends as to the 2nd to 6th floors inclusive, that the use is cold storage warehouse only and temperatures continuously are maintained from 32 deg. to below 0 deg. F.; that only two employees at a time enter a storage space on any floor, to store or remove merchandise from time to time; that no employees are assigned to continuous work on these floors; that the present use on all levels is practically the same as the original use; that it is proposed to provide a 3 ft. 8 in. wide opening on the west wall of the 2nd floor to the west building opening on a brick enclosed corridor which has doors leading to a continuous stairway in Building C, with a 1½ hour fireproof self-closing door on each side of the wall; that on the 2nd floor it is proposed to provide a 3 ft. 8 in. wide opening in the east wall with a 1½ hour fireproof self-closing door leading to building G, which building has a fireproof continuous stairway; that this opening will be provided with a 1½ hour automatic fireproof door on the west side of the opening and a metal covered refrigerator door as indicated on plans filed with this appeal, Detail A; that there is an existing opening in the west wall on the 3rd story leading to a brick enclosed corridor in Building C which is provided with a metal covered refrigerating door, similar to that shown on detail A; that on the east wall of the 3rd floor, it is proposed to cut a 3 ft. 8 in. wide opening, equipped on the west side with a metal covered refrigerating door, similar to Detail A, and on the east side a 1½ hour fireproof self-closing door; that on the west wall on the 4th and 5th floors, it is proposed to brick up the present 8 ft. openings to provide a 4 ft. 6 in. wide opening and to equip such opening on the west side with a 4 ft. 6 in. wide 1½ hour self-closing fireproof door; that this door width is necessary to permit hand-trucking; that the east side of these openings will be provided with metal covered refrigerating doors, similar to doors shown on Detail A; that on the 4th and 5th floors on the east wall, permission is sought to use the existing exits, equipped with refrigerating doors on the west side of openings, such openings leading to fireproof stairway in concrete building C; that these openings have been in use for about ten years and it would be impractical to create additional openings in this wall due to the difference in floor levels; that on the 6th floor west wall there is an existing 4 ft. 6 in. wide opening, equipped on both sides of such opening with a metal covered refrigerating door; that on the 6th floor east wall, permission is requested to use the existing exits equipped on the west side with refrigerating doors leading to a fireproof stairway in concrete building G; that these openings have been in use for about 10 years and it would be impractical to create additional openings due to the difference in floor levels; and

WHEREAS, the applicant contends as to item 3 of the borough superintendent's decision that the penthouse does not exceed the permissible height as now permitted under the zoning resolution; that as presently constructed, the building is fireproof up to the 3rd floor level and there are only four stories of non-fireproof construction above; that the penthouse is fireproof throughout and is independently supported on masonry walls and steel construction, was

MINUTES

erected in 1931, designed and erected under the supervision of a qualified professional engineer; that the floor area of the penthouse is now used as a work room for maintenance mechanic and as a small fan room and its use is necessary for the proper functioning of the building and for emergency repairs; that the means of egress proposed are more than ample for the protection of the one or two employees that may be on any one floor of the building at any one time; that the building is 100% sprinklered with a two source automatic dry pipe sprinkler system connected to AIDT central station; that the applicant therefore requests the Board to modify the decision of the borough superintendent and accept the means of egress as indicated on plans filed with this appeal and accept the existing penthouse constructed in 1931 in view of the fact that there are only four stories of non-fireproof construction below this penthouse and it would be a great hardship to require its removal; and

WHEREAS, the applicant further states that in Building D there is an alarm system consisting of a pilot light which is left on in each room when the other lights are turned off; that next to the pilot light is the alarm bell which when pushed blows a horn continuously until reset and the signal indicates the building from which the alarm has been rung; that the alarm is coded so that it indicates by the number of rings from which floor it has been actuated.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. 539-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the occupancy of section D shall not exceed two persons per floor and that the exits therefrom into Buildings C and G by means of doors as indicated on plans filed with this appeal marked "Received June 1, 1949," 9 sheets, and plans marked "Received June 1, 1949," 6 sheets, showing Building D and the exits in question; as to objection 3, that the existing penthouse story shall not be further increased in height or area; that this variance is *granted* only so long as the premises are maintained as proposed and are not increased in height or area and comply in all other respects with all laws, rules and regulations applicable thereto; that the two source dry pipe sprinkler system throughout the building with connections to fire headquarters through an approved central station shall be maintained and the fire alarm system shall be maintained, all in accordance with the requirements therefor and to the satisfaction of the fire commissioner; *granted* only so long as Building D is occupied as proposed in conjunction with the adjoining Buildings C and G as shown on such plans; that a C.O. shall be obtained for Buildings C, D and G.

441-49-A

APPLICANT—Irving Adelson, for 19-29 Rockwell, Inc., owner, (Craftsman School of Needle Trades, lessee)

SUBJECT—Appeal from a decision of the borough superintendent

PREMISES AFFECTED—19-29 Rockwell place, east side, 161 ft. south of DeKalb avenue (Block 2095, Lot 10) Borough of Brooklyn

APPEARANCES—

For Applicant: Irving Adelson and Stanley S. Willing.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (441-49-A)

WHEREAS, Irving Adelson, for 19-29 Rockwell, Inc., owner; Craftsman School of Needle Trades, lessee, filed May 18, 1949, an appeal from a decision of the borough superintendent, affecting premises 19-29 Rockwell place,

east side, 161 ft. south of DeKalb avenue (Block 2095, Lot 10), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1949, acting on Alt. Applic. 1493/49, reads:

"1. Proposed change of use on 2nd fl. to needle trade school changes the bldg. classification to public bldg. in violation of Sec. C26-254.0 Administrative Code, which limits such use in non-fireproof structures not exceeding 2 stories or 5000# area.

2. Proposed change of use and occupancy violates provisions of Bd. of Sids. and Appeals Resolution Cal. #434-46-A."

and

WHEREAS, the applicant states that the building is 3 stories, 38 ft. in height, 97 ft. 3 in. by 100 ft. 6 in. in area, on a lot of same dimensions, Class 3 construction, located in an Unrestricted use, B area, Class 1 3/4 height district, erected in 1925, used and occupied since 1947, as follows: Cellar—storage garage, 3 persons; 1st floor—storage garage—3 persons; 2nd floor—manufacture of Electrical Appliances, 50 persons; 3d floor—manufacture of loose leaf products—50 persons; proposed to be used and occupied: Cellar, same; 1st floor— same; 2nd floor—Needle Trades School, 100 persons; 3rd floor—same; that there is one 3 ft. 8 in. wide steel and concrete stairs, enclosed with masonry construction, equipped with kalamein, self-closing doors, leading direct to street and one exterior stairs at rear portion of south wall, leading to street by stairs and to roof by ladder; and

WHEREAS, the applicant now contends that it is proposed to change the use of the 2nd floor to needle trades school; that there is one 3 ft. 8 in. wide steel and concrete stairs at the front enclosed in masonry, equipped with kalamein self-closing doors leading direct to street; that there is an exterior iron stair with ladder to roof having open steel slat treads, 9 1/4 in. wide, and 8 in. open risers leading to adjoining property, for which easement has been granted, and thence to street; that although the occupancy stated on the certificate of occupancy, No. 119275 is 50 persons on the 2nd floor, the occupancy proposed in the appeal under Cal. 434-46-A is 60 persons on the 2nd floor; that the occupancy now proposed for the 2nd floor is 100 persons; that the existing freight elevator, having no connection between the 1st floor and upper floors will be available as a supplemental means of egress in the event of emergency; that windows in the front and south walls of the 2nd floor are closely spaced and are accessible to fire department use; that danger from fire is reduced by the one source sprinkler system throughout the building; that the furthest distance of travel will be less than 95 ft.; that only male adults will occupy the school; that adequate fire extinguishers, sand pails, etc., will be provided; that as the activity for a needle trades school is substantially the same as for a garment factory, it is requested the existing conditions be accepted; and

WHEREAS, C. O. 119275, issued December 15, 1947, upon completion of work under Alt. 2550-46, which was the subject of action by the Board July 9, 1946, and June 24, 1947, under Cal.434-46-A permits the following use and occupancy: cellar, storage garage, 3 persons; 1st floor storage garage, 3 persons; 2nd floor manufacturing electrical appliances, 50 persons; 3rd floor, manufacturing loose-leaf cards, 50 persons.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1493-49, Objections 1 and 2, be and hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in the event it is desired to occupy the second floor of the building for the Craftsman School of Needle Trades as proposed and as shown on plans filed with this appeal marked "Received June 1, 1949," two sheets; that such use may be permitted in place of the occupancy as a factory on the second floor, as hereinbefore permitted by resolution adopted June 24, 1947 under Calendar No. 434-46-A, Vol. 2, provided the requirements of the resolution adopted June 24, 1947 under Calendar No. 434-46-A, Vol. 2, shall be complied with in all other respects; that there shall be erected on the south wall of the build-

MINUTES

ing a fire escape balcony with a counter-balanced drop ladder leading to the easement adjoining the building and providing exit to Rockwell place as an additional means of exit.

479-49-A

APPLICANT—Irrving M. Fenichel, for N. Y. University-Bellevue Medical Center, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—401-409 East 33rd street, 576-580 1st avenue, northeast corner and 404-412 East 34th street (Block 965, Lots 1 and 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (479-49-A)

WHEREAS, Irving M. Fenichel, for N. Y. University-Bellevue Medical Center, owner, filed June 21, 1949, an appeal from a decision of the borough superintendent, affecting premises 401-409 East 33rd street, 576-580 1st avenue and 404-412 East 34th street (Block 965, Lots 1 and 32), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1949, acting on Alt. Applic. 936-49, reads:

"1. The means of egress from each part of building must conform with Sec. 270 Labor Law. Fire escape not acceptable as Building was erected after 1913."

and

WHEREAS, the applicant states that the building is 3 stories, 45 ft. in height, 135 ft. by 125 ft. in area, Class 1 construction, erected in 1922, in an unrestricted use, A area district, used and occupied since 1941: 1st floor, non-storage garage; office and engine room, 25 persons; 2nd floor, laundry, 120 persons; 3rd floor, laundry, 35 persons; that the building is equipped with a two-source sprinkler system, one interior steel stairs 3 ft. 8 in. wide, concrete enclosed, equipped with metal, self-closing doors, leading from roof bulkhead direct to street, and equipped with one fire escape on the east wall extending to roof by stair and to grade by counterbalanced ladder; that windows and doors on the course thereof are fireproof, self-closing; and

WHEREAS, the applicant contends that in connection with the proposed erection of New York University Bellevue Medical Center buildings it is necessary to remove part of the building in question which is occupied as a laundry; that the laundry occupies two buildings, one facing on 33rd street and the other facing on 34th street; that it is proposed to demolish the entire laundry building not later than July 1, 1950; that in connection with the partial demolition now proposed, the borough superintendent has objected to the exit conditions; that this objection obviously refers to the building on 33rd street, as the existing exit facilities in connection with the building on 34th street are to remain undisturbed; that in the building on 34th street it is proposed to remove one of the existing stairways and to install in lieu thereof an exterior Labor Law fire escape extending from 2nd floor to the ground on the easterly side of the building which is to remain intact at the present time; that the building is sprinklered; that the building will be completely demolished before July 1, 1950; that the building is now being reduced in size; that the present occupants of the building are preparing to remove the plant to the new building as soon as it can be made available; that in the meantime, the reduction in space would make it extremely difficult to install a standard stairway; that in view of these circumstances and the fact that the use of the building is

only for a relatively short period, it is requested that the Board grant this appeal.

Resolved, that the Board of Standards and Appeals does hereby *make a temporary variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 936-49, Objection 1, and that the application be and it hereby *granted on condition* that both on the 2nd and 3rd floors there shall be a doorway between the 34th street portion of the building and the 33rd street portion of the building and that such opening shall be protected with such door assemblies as are required for such a condition; that in addition to the stairway in the East 34th street section and the stairway on the East 33rd street First avenue section, there shall be constructed a fire escape as proposed and as indicated on plans filed with this appeal marked "Received June 21, 1949," four sheets, in the court leading to East 33rd street to provide a second means of exit from the 33rd street section; that a fire escape on the 34th street section shall be maintained as shown as a secondary means of exit from such area; that the windows along the course of the fire escape shall be fireproof self-closing; that this condition shall be permitted only until the building is demolished but not later than July 1, 1950; that meanwhile the use of the building shall be as proposed and shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and the sprinkler system shall be maintained to the satisfaction of the Fire Commissioner.

818-47-A—Vol. II

APPLICANT—Board of Transportation, for City of New York, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—600 West 59th street, north side, block bounded by West 58th street, West 59th street, 11th and 12th avenues (basement); (Block 1106, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Bernard Ensmann.

For Administration: H. L. Bernstein, Fire Dep't.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

730-48-A—Vol. II

APPLICANT—LeRoy A. Perry, for Partition Servicing Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

416-49-A

APPLICANT—John J. Beatty, for J. Cohen Bro., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—219½-221 Cherry street, east side 89.8 ft. east of Pike Slip and 480 Water street (Block 248, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guince 4

Negative 0

237-49-A

APPLICANT—John Thatcher and Son, for Touraine Realty Corp., owner.

SUBJECT—Application reopened and restored to docket June 8, 1948—re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—19-23 Clinton street, east side, 238 ft. 2½ in. north of Pierrepont street (Block 239, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: John H. Thatcher.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice in view of completion of work under section 67 of the Multiple Dwelling Law and the desire of the applicant to submit a certificate of occupancy to the Fire Dept. for the purpose of rescinding order #18925-F.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guince 4

Negative 0

435-49-A

APPLICANT—DeRose and Cavalieri, for Estate of Maria Colombo, owner (Frank Colombo, Executor).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4609 White Plains avenue, west side, 59.22 feet north of East 240th street, (Block 5083, Lot 61), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to restoration for consideration on July 19, 1949 at 2 P.M. as to thickness of the walls.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guince 4

Negative 0

157-39-A—Vol. II

APPLICANT—M. Martin Elkind, for Rosalina Minardi, owner.

SUBJECT—Application reopened June 1, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection; no date set.

1024-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. for further consideration by the Board, after applicant has submitted report of inspection made by Fire Department.

1034-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier 3, Beard's Erie Basin, foot of Columbia street, (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. for further consideration by the Board, after applicant has submitted report of inspection made by Fire Department.

1082-47-A

APPLICANT—Scribner and Miller, for Diamond Junior Corp., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent; (previously withdrawn).

PREMISES AFFECTED—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens; (under section 35, General City Law re bed of mapped street—Midtown highway).

APPEARANCES—

For Applicant: William S. Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 27, 1949 at 2 P.M. for further consideration by Board, awaiting decision of the Board of Estimate as to the acquisition of the property.

34-48-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. for applicant to file statement as to what merchandise will be stored on the pier.

MINUTES

35-48-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. for applicant to file statement as to what merchandise will be stored on the pier.

1122-48-A - Vol. II

APPLICANT—Dyna-Graphic Displays, Inc., lessee, for Raybell Realty Corp., owner.

SUBJECT—Application reopened June 7, 1949—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur J. Sessa.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. for revised plans to be filed by the applicant.

155-49-A

APPLICANT—Abraham Fisher, for William Appleby and Bertha Appleby, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Fisher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision without further argument; no date set.

164-49-A

APPLICANT—Arnold W. Lederer, for Murray Rubenstein and Isadore Shochat, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue (Block 7924, Lots 188-190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection; no date set.

386-49-A

APPLICANT—Conrad Forelle of Brown and Matthews, Inc., for Longwood Machine Works, Inc., owner (Tubular Textile Machinery Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-61 54th street, southeast corner of Dudley place (Block 1193, Lots 111, 12, 13, 15, 16 and 17), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Conrad Forelle and Joseph Colm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1949 at 2 P.M. for the applicant to investigate the facts and report to the Board.

414-49-A

APPLICANT—H. Hurwit, for Board of Transportation, City of New York, owner (Harry Kahn, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Shepentie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 2 P.M. at request of applicant's representative with the understanding that the area will not be used in the meantime.

415-49-A

APPLICANT—2632 Broadway Corp., owner (Midway Res. Hotel, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

APPEARANCES—

For Applicant: Irving S. Freedman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over, no date set. Applicant is to obtain a C.O. properly stamped in accordance with the resolution of the Board which provides that any C.O. issued by the Borough Supt. as to a multiple dwelling shall also bear a stamp that the certificate shall also be deemed a certificate of compliance with section 301 of the Multiple Dwelling Law.

ZONING APPLICATIONS

1184-38-BZ

APPLICANT—Owl Garage, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—217 and rear of 219 West 58th street, north side, 275 ft. west of 7th avenue (Block 1030, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Scanapieco.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (1184-38-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, the conversion of occupancy of part of an existing building to a motor vehicle repair shop affecting premises 217 and rear of 219 West 58th street, north side, 275 ft. west of Seventh avenue (Block 1030, Lot 22), Borough of Manhattan, was granted by the Board March 28, 1939, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 28, 1939 only in so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7i for a temporary term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the provisions of the resolution of March 28, 1939 shall be complied with; that a C.O. shall be obtained."

574-39-BZ

APPLICANT—E. K. Demmel Co., Inc., lessee, for Ridgewood Savings Bank, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7b of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of years, the conversion of occupancy of 1st story of an existing building to factory use.

PREMISES AFFECTED—59-11 67th avenue (Cornelia street), north side, 94 ft. east of Forest avenue (Block 3502, Lot 45), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Ewald K. Demmel.

For Opposition: John M. O'Neill, Violet Carlson, Clara Dahl, Charles Boehm and Mary Neitman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE.

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (574-39-BZ)

WHEREAS, this application under section 7b of the zoning resolution, permitting partly in a residence use and partly in a business use district, the conversion of occupancy of the first story of an existing building to factory use, affecting premises 59-11 67th avenue (Cornelia street), north side, 94 ft. east of Forest avenue (Block 3502, Lot 45), Ridgewood, Borough of Queens, was granted by the Board on April 2, 1940, on certain conditions; and

WHEREAS, the term of variance was extended on April 7, 1942 and June 17, 1947; and

WHEREAS, on May 18, 1943, the resolution was amended; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, former objectors were notified to appear to voice any objection to the proposed extension of the term of the variance at the meeting held on June 28, 1949; after stating objections the hearing was closed for inspection and decision to be rendered on July 12, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1940 as *amended* through June 17, 1947 only in so far as it has reference to the term of the variance so that as *amended*, this portion of the resolution shall read:

"that the use of these premises for the use as permitted by resolution adopted April 2, 1940 shall be for a term of five years from the date of this *amended* resolution . . . on condition that the requirements of the resolution as previously granted on April 2, 1940 shall be complied with (Alt. 9511-39)."

365-46-BZ

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Engelhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (365-46-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area, affecting premises 108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens, was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 15, 1947 and July 20, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 23, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 1567-44)."

580-47-BZ

APPLICANT—Ward and Kerrigan, for G. Schirmer, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking of more than one (1) motor vehicle for employees, with a driveway through residence portion of the plot.

PREMISES AFFECTED—48-02 to 48-26 48th avenue, south side, from 48th to 49th streets and 48-01 to 48-39 48th street (Block 2292, part of Lot 7), Long Island City, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Leroy P. Ward.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (580-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution to permit in a residence use district the parking of more than one (1) motor vehicle for employees, with a driveway through residence portion of the plot, affecting premises 4802 to 4836 48th avenue south side, from 48th to 49th streets and 48-01 to 48-39 48th street (Block 2292, part of Lot 7), Long Island City, Borough of Queens, was granted by the Board on July 25, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended May 18, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 25, 1947 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended* the provisions of the resolution of July 25, 1947 shall be complied with (Misc. 711-47)."

253-23-BZ—Vol. III

APPLICANT—Samuel Gardstein, for Vernon Terrace, Inc., owner.

SUBJECT—Application for consideration—reopening and new proposal as Vol. III—re Application (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district, the occupancy of part of an existing building as a printing shop (conforming use) and the remainder of building as garage for more than five motor vehicles (previously granted by the board re garage use).

PREMISES AFFECTED—14 East 98th street, west side, 102 ft. 3 $\frac{3}{8}$ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein and Richard Nussbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

315-33-BZ

APPLICANT—Margaret Cooney, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Astoria avenue (boulevard) and 44th street (Block 717, part of Lot 29), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Margaret Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

362-34-BZ—Vol. III

APPLICANT—Robert Gottlieb, for 1230 Jerome Avenue Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III as to additional use—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the change of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—1230-1234 Jerome avenue, east side, 165 ft. 6 in. north of East 167th street (Block 2489, Lot 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

426-37-BZ—Vol. III

APPLICANT—George Edward Beatty, for R. C. Church of St. Francis DeSales, owner.

SUBJECT—Application for consideration—reopening as Vol. III and extension of building—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the extension of an existing school building in excess of the area permitted (part of requested extension previously granted by the Board).

PREMISES AFFECTED—129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: William H. Toth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider extension of building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of July 26, 1949).

352.05
NEW

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday
Afternoon, July 12, 1949, Affecting Calendar Numbers
28-48-BZ—Vol. II, 115-49-BZ, 65-31-SA and 378-46-SA.

Minutes of Regular Meeting, Tuesday Morning, July 19,
1949, Affecting Calendar Numbers 193-49-BZ, 303-49-
BZ, 307-49-BZ, 323-49-BZ, 349-49-BZ, 360-49-BZ, 388-
49-BZ, 412-49-BZ, 413-49-BZ, 422-49-BZ, 436-49-BZ,
437-49-BZ, 457-49-BZ, 465-49-BZ, 491-49-BZ, 430-37-
BZ—Vol. II, 1242-39-BZ—Vol. II, 393-40-BZ—Vol. II,
143-48-BZ—Vol. II, 753-48-BZ, 285-49-BZ, 294-49-BZ,
316-49-BZ, 322-49-BZ, 330-49-BZ, 343-49-BZ, 373-49-
BZ, 382-49-BZ, 406-49-BZ, 501-49-BZ, 194-49-A, 458-
49-A, 466-49-A, 492-49-A, 295-49-A, 331-49-A, 454-49-A,
526-49-A, 447-37-SA, 179-43-SM, 476-44-SM—Vol. III,
898-46-SA, 169-47-SM, 1036-47-SM, 108-48-SM, 139-48-
SA, 171-48-SA, 437-48-SM, 25-49-SA, 30-49-SM, 302-
49-SA, 340-49-SM and 347-49-SM.

Minutes of Regular Meeting, Tuesday Afternoon, July 19,
1949, Affecting Calendar Numbers 34-48-A, 35-48-A,
300-49-A, 462-49-A, 473-49-A, 514-49-A, 515-49-A, 488-
37-A, 69-49-A, 261-49-A, 409-49-A, 1024-47-A, 1034-47-
A, 935-48-A, 1052-48-A, 1069-48-A, 386-49-A, 493-49-A,

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-
gineers, pertaining to the work of the board, will be seen
only between the hours of ten in the morning and one in
the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

527-49-A, 336-45-A—Vol. III, 534-48-A, 435-49-A, 498-49-
A, 492-27-BZ—Vol. II, 280-31-BZ, 172-46-BZ, 513-47-
BZ, 708-47-BZ, 712-47-BZ, 1076-47-BZ, 84-48-BZ, 312-
48-BZ, 420-48-BZ, 429-48-BZ, 477-48-BZ, 727-48-BZ,
841-48-BZ, 77-32-BZ—Vol. III, 249-29-BZ—Vol. II, 43-
39-BZ—Vol. II, 1105-48-SA, 352-42-SA, 368-42-SA,
417-42-SM—Vol. II, 469-42-SA, 471-42-SM, 580-42-SA,
582-42-SM, 604-42-SM, 665-42-SA, 713-42-SM, 733-42-
SM, 734-42-SM, 868-42-SA, 869-42-SA, 870-42-SA, 871-
42-SA, 878-42-SA, 842-42-SM, 891-42-SM and 901-
42-SM.

CALENDAR

DOCKET

New Cases Filed up to July 19, 1949

Cal. No. Dept. Premises Affected.

542-49-A—H.B.B.—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn, Alt. 815-49.

543-49-BZ—H.B.R.—320 Union avenue, southwest corner of Zeluff avenue (Block 1234, Lot 67), Mariner's Harbor, Borough of Richmond, Alt. 354-49.

544-49-A—F.D.—219-227 Grand street and 681-693 Driggs avenue, northeast corner (Block 2382, Lot 33), Borough of Brooklyn, 19956-LF and Decision.

545-49-A—H.B.R.—1390 Castleton avenue, south side, from Jewett avenue to Rector street (Block 1025, Lot 36 and Block 215, Lot 1), Port Richmond, Borough of Richmond, Misc. 98-49.

546-49-BZ—H.B.B.—710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn, N.B. 690-49.

547-49-SM—American Structural Products Co., No. 101, Rail type Sub-Purlins, manufactured by American Structural Products Co., Material.

548-49-SM—Perma-Top (Incinerator Spark Arrestors), manufactured by The Perma-Top Co., Material.

549-49-A—H.B.B.—127 Livingston street, north side, 89 ft. east of Red Hook lane (2nd floor); (Block 154, Lot 37), Borough of Brooklyn, Alt. 1675-49.

550-49-SM—New Doevel Cotton Velour Fabric and Veleda Cotton Velour Fabrics, manufactured by Sidney Blumenthal and Co., Inc., Material.

551-49-BZ—H.B.Q.—88-02 to 88-08 102nd street and 100-26 to 100-36 88th avenue, southwest corner (Block 9286, Lot 61), Woodhaven, Borough of Queens, Alt. 1426-49.

552-49-A—F.D.—42-02 55th drive, south side, 57 ft. west of 43rd street (1st and 2nd floors); (Block 2520, Lot 60), Long Island City, Borough of Queens, 20563-LC.

553-49-A—H.B.B.—522 East 52nd street, west side, 140 ft. south of Tilden avenue (1st floor); (Block 4736, Lot 14), Borough of Brooklyn, Alt. 5044-48.

554-49-A—H.B.M.—102 West 101st street and 828-838 Columbus avenue, southwest corner (Block 1855, Lot 33), Borough of Manhattan, Amendment to Alt. 175-48.

555-49-SA—Kitchen-Aid Automatic Dishwasher, Models KD-10 and KD-20, Appliance.

556-49-SA—Wilmot Castle Co., Pressure Water Sterilizer, Appliance.

557-49-SA—Wilmot Castle Co., Direct Water Filling Generator, on Dressing Sterilizer, Appliance.

558-49-BZ—H.B.B.—42 DeKoven Court, south side, 300 ft. west of East 17th street (Block 5237, Lot 199), Borough of Brooklyn, Alt. 1643-49.

559-49-A—H.B.B.—42 DeKoven Court, south side, 300 ft. west of East 17th street (2nd floor); (Block 5237, Lot 199), Borough of Brooklyn, Alt. 1643-49.

560-49-SA—Montgomery Elevator Co., Door Bolt and Contact, Type P-2087 (left hand) and Type P-2090 (right hand), Appliance.

Restored to Docket

1105-48-SA—ABC Oil Burner, Model 52A re additional name Norge Heat Oil Burner, Model COB-12, approval of.

336-45-A—Vol. III—H.B.B.—704 (700 displayed) Liberty avenue, south side, 32 ft. east of Elton street (Block 3986, Lot 11), Borough of Brooklyn, Alt. 2062-49.

249-29-BZ—Vol. II—H.B.B.—2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn, Alt. 1554-49.

534-48-A—F.D.—401-435 East 34th street and 34-37 Marginal street, northwest corner, 602-614 1st avenue and 400-432 East 35th street (Block 966, Lots 1, 2, 3, 4, 5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan, 581-49-LC and Decision.

435-49-A—H.B.Bx.—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street (Block 5083, Lot 61), Borough of The Bronx, Alt. 284-49.

43-39-BZ—Vol. II—H.B.Q.—17-45 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4732, Lot 9, Block 4746, Lot 1, Block 4729, Lot 46 and Block 4747, Lot 1), Whitestone, Borough of Queens, Alt. 2126-47.

402-41-A—H.B.Bx.—2886 Valentine avenue, east side, 355 ft. north of East 198th street (Block 3302, Lot 21), Borough of The Bronx, Alt. 426-49.

298-48-BZ—H.B.B.—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn, Alt. 978-47.

368-19-BZ—H.B.B.—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn, N.B. 518-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

CALENDAR

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules...	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb.	22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	May	3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May	10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19... Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following Tuesday morning, September 13, 1949, at 10 o'clock in Room matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co.,

Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying

CALENDAR

room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubricatorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubricatorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, Parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicle waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35) Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the meeting of July 12, 1949)

28-48-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Motorola N. Y., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and change of use—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of use on 1st floor of an existing building from non-conforming use (factory) to another non-conforming use consisting of Stock Room, Radio repairing and storage of 8 motor vehicles (previously acted upon by the Board re showroom, offices, shipping, television and radio repairs for period of ten years).

PREMISES AFFECTED—146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue, (Block 1134, Lot 58), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol II, subject to usual procedure, to consider change of use.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

115-49-BZ

APPLICANT—Adolph Mertin, for Adamo Brothers, owner.

SUBJECT—Application for consideration—reopening and restoration to docket (previously withdrawn) re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use and unrestricted use district, the erection of a new building on an existing gasoline service station, to be used as stores, offices, lubritorium, and motor vehicle repair shop.

PREMISES AFFECTED—53-15 to 53-21 Northern boulevard and 51-30 to 51-40 Broadway, northwest corner (Block 1153, Lot 37), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Adolph Mertin.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

APPLIANCES SUBMITTED FOR APPROVAL

65-31-SA

APPLICANT—Kidde Machine Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to change of name and ownership—re Auto Patch Machine (previously approved).

APPEARANCES—
For Applicant: E. H. Unkles.

ACTION OF BOARD—Application reopened for amendment of resolution relative to change of name and ownership.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

378-46-SA

APPLICANT—Homease Products Division, Inc.

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional name—re Homease Oil Burner (previously approved).

APPEARANCES—
For Applicant: Sidney R. Rossiter.

ACTION OF BOARD—Application reopened for amendment of resolution, relative to the use of an additional name.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 19, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, July 6, 1949, were approved as printed in the Bulletin of July 12, 1949, Vol. 34, No. 28.

ZONING APPLICATIONS

193-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building (stores) using more than the area permitted.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Frank A. Barrera and Robert L. Meruk.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

303-49-BZ

APPLICANT—Charles J. Molloy, for M. F. and S. Plumbing Supply Co., owner (Shell Oil Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium and the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner (Block 542, Lots 5 and 11), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Charles J. Molloy, Benjamin Stein, John P. Olszewski and J. R. Herdrich.

For Opposition: Anthony F. Correr, Harry Licht and John A. Ciotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

307-49-BZ

APPLICANT—Charles M. Spindler, for Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners (Hermann's Service Station, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication.

PREMISES AFFECTED—9-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Jacob Koltun.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dep't of Parks.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

323-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars, using more than the area permitted.

PREMISES AFFECTED—59-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis Kurfist.

For Opposition: Patrick J. O'Shea, Peter J. Kieran, Marion McNamara, Helene Lichtenberger, Laure Masterjohn, Joseph Kommo, Nellie Gallagher, Louisa Tutty, Michele Barbarito, Oliverio Garcia, Vito Nardi, Julia S. Page and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

349-49-BZ

APPLICANT—Siegel and Green, for Morris Caine, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years.

PREMISES AFFECTED—58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, part of Lots 9, 13, and 27), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Patrick J. O'Shea, Roslyn Morris, Anna Olson, Eleanor E. Pekarek, Christine Cifarelli, Caroline Koehler, John Koehler, Anna Hiller, Anna Maurizio, Francesco Rubino, Nellie Gallagher and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

360-49-BZ

APPLICANT—Lama, Proskauer and Prober, for William F. Nawroth, owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mary A. Oetting, Anna C. Krause, Christine Sauerweld, Alice Sauerweld and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

388-49-BZ

APPLICANT—Paul Friedman, for Whitestone Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows, signs and entrances more than permitted distance from intersection.

PREMISES AFFECTED—12-23 to 12-29 150th street and 150-01 12th road, northeast corner (Block 4317 (413), Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Jack Simon and M. M. Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

412-49-BZ

APPLICANT—William H. Byrne, for Neljo Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, D area, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—9508 to 9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 43, 43 and 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: John H. Finn, James F. Matthews and Barnet E. Walter.

For Opposition: David T. Berman, Jeanette Cigeneri and Jacob Katzen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

413-49-BZ

APPLICANT—Schuman and Lichtenstein, for 119-20 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Simon M. Alderman.

For Opposition: George L. Wagner, William Wingate and Lily K. Wagner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herskovitz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years.

PREMISES AFFECTED—1794 to 1798 Park place, south side, 202 ft. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Alfred Herskovitz.

For Opposition: David S. Kaplan, Louise Rosewartz and Beatrice Wolin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

436-49-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service station.

PREMISES AFFECTED—1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway, (Block 1266, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Myron Sulzberger, Jr., Stanley Zuckerman, Morris Jaffe, Regina B. Stollmack and Lawrence Adler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dep't of Parks.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

437-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Josephine Schnurmacker, owner (Gulf Oil Corporation, lessee).

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i, of the zoning resolution, to permit in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into existing garage for more than five motor vehicles.

PREMISES AFFECTED—1190-1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Charles L. Fleece and A. E. Lehman.

For Opposition: Julius Weiss, Beverly R. Myles, Philip A. Gauss, Harry Glass and M. Haber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

457-49-BZ

APPLICANT—Keogh, Brenman and Maged, for Wates & Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21c, 21 and 7h of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot without the required rear and side yards and without individual garages and to permit the parking of motor vehicles on open portion of plot.

PREMISES AFFECTED—Blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Thomas Keogh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., to await action by the Board of Estimate.

465-49-BZ

APPLICANT—George G. Miller, for Floreland Realty Corp. and Rayland Realty Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of more than one building on a lot and with garages not on same lot with tenants.

PREMISES AFFECTED—196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George G. Miller and Alexander S. Nathanson.

For Opposition: Paul S. Lawrence, Benjamin Schenkman, Joseph Axler, William Wiesefeld, Martin Horowitz, Evelyn Tepper, Anne Gordon, Ida Weiss, Norma Levine, Blossom Alexander, Ida Small, Beulah Nash and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for decision; no further adjournments.

491-49-BZ

APPLICANT—Erwin Gerber, for Grymes Hill Manor Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles in two family units.

PREMISES AFFECTED—Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond.

APPEARANCES—

For Applicant: A. Pancini, Jr., Aaron Shurman and Louis Baron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and P. L. Santoro, office of Borough President.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for further consideration by the Board and for decision.

430-37-BZ—Vol. II

APPLICANT—H. Desmond Upton, for Guy Cary and Philip A. Carroll, Executors and trustees under will of R. W. Goelet, deceased, owner (Goelet Realty Company, lessee).

SUBJECT—Application reopened June 21, 1949 - re Application (decision of borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a restricted and retail use district, the extension of existing parking and storage of more than five motor vehicles in the retail use district to be extended into the unbuilt upon portion of plot located in the restricted retail use portion of the plot.

PREMISES AFFECTED—72-74 East 54th street, south side, 61 ft. west of Park avenue, (Block 1289, Part of Lot 36,) Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Richard T. Herrmann and H. Desmond Upton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (430-37-BZ-Vol. II)

WHEREAS, H. Desmond Upton, for Guy Cary and Philip A. Carroll, Executors and Trustees, u/w of R. W. Goelet, deceased; Goelet Realty Co., lessees, filed June 3, 1949, an application under sections 7h and 21 of the zoning resolution, to permit in restricted retail and retail use districts, the extension of existing parking and storage of more than five motor vehicles in the retail use district, to be extended into the unbuilt upon portion of plot located in the restricted retail use portion of the plot, affecting premises 72-74 East 54th street, south side, 61 feet west of Park avenue (Block 1289, part of lot 36), Borough of Manhattan, (previously granted by the Board, on certain conditions, for the erection and maintenance of a motion picture theatre, partly in retail and partly in restricted retail use districts); and

WHEREAS, this application was reopened on June 21, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in a restricted retail use, B area and Class 1½ height district; East 53rd street, East 54th street and site are in restricted retail and retail use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1949, acting on Alt. Applic. 773/49, reads:

"1. The use of premises located within a restricted retail district for parking and storage of more than 5 motor vehicles is contrary to Section 4B of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 156 ft. 3 in. front by 200 ft. 10 in. in depth, irregular, on which is located a motion picture theatre, one story stores and the parking and storage of more than five motor vehicles in the retail use portion of the plot; that it is proposed to use a space 39 ft. front by 100 ft. 5 in. in depth, facing on East 54th street in the Restricted retail use portion of the plot for the additional parking and storage of more than five motor vehicles and to erect a one-story attendants' shack 8 ft. by 12 feet; and

WHEREAS, the applicant contends that there is no public garage or parking lot in the entire area within a radius of 500 feet; that the owners also own the adjoining vacant portion of the lot on East 54th street, 56 feet 3 inches on the west, in a retail use district, for which plans for a parking lot have been filed with and approved by the Department of Housing and Buildings; that at present work has been started in order to obtain a certificate of occupancy; that the adjoining portion of the plot will accommodate about 22 vehicles at any one time and it is estimated will be patronized by about 55 vehicles per day; that the applicant's plot which adjoins the aforesaid plot on the east is ideally situated for a parking space; that the site in question will accommodate 18 vehicles at one time and will be patronized by approximately 45 vehicles per day; that if the two portions of the plot are used together, it is estimated that 60 vehicles can be parked at one time and about 150 vehicles per day; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate

case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof, for a term of five (5) years to permit the portion of the plot not already built upon or required for rear yard under the resolution adopted by the Board under this calendar number, Volume 1, on March 8, 1938, and also not already subject to permitted certificate of occupancy issued by the Commissioner of Buildings for the portion of the lot in the retail district, so as to permit the additional portion of the lot now unbuilt upon in the restricted retail district to be occupied for the parking and storage of motor vehicles in conjunction with the adjoining portion of the lot in the retail district, on condition that the same requirements as set forth in the approval of the borough superintendent as to the retail section shall apply to the restricted retail section; that the same curb cut to 54th street shall apply to both portions; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution; that the requirements of the resolution adopted for the portion of the plot occupied by the theatre on 53rd street, permitted by resolution adopted by the Board on March 8, 1938, shall be complied with, including any open spaces required therefor.

1242-39-BZ—Vol. II

APPLICANT—Matthew R. Leizer, for Fox Hills Realty Corp., owner (John Dalessio, lessee).

SUBJECT—Application reopened May 17, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the extension to existing gasoline service station (previously granted; reconstruction and arrangement of existing gasoline service station).

PREMISES AFFECTED—517 Bay street, southeast corner of Wave street (Block 489, Lots 5 and 12), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Matthew R. Leizer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1242-39-BZ—Vol. II)

WHEREAS, Matthew R. Leizer, for Fox Hills Realty Corp., owner, John Dalessio, lessee, filed April 28, 1949, an application under Section 7c of the zoning resolution, to permit in a business-1 and unrestricted use district, the extension to an existing gasoline service station (previously granted for the reconstruction and rearrangement of an existing gasoline service station), affecting premises 517 Bay street, southeast corner of Wave street (Block 489, Lots 5, 12), Stapleton, Borough of Richmond; and

WHEREAS, this application was reopened on May 17, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bay street is in a business-1 use, C and A area, Class 1½ height district; Wave street and the site are in business-1 and unrestricted use, C and A area and Class 1½ height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated March 30, 1949, acting on Alt. Applic. 87-49, reads:

"1. Alteration Application No. 87-49 to extend the existing gasoline service station located at 517 Bay St. is denied as it is contrary to Sections 4(a) (46) and 4-D of Article II of the Zoning Resolution to extend a gasoline service station in a Business-1 district."

and

WHEREAS, the applicant states, that the premises consist of a plot 75 ft. front by 166 ft. in depth, on which is located a building 38 ft. 7 in. front by 25 ft. in depth, one story in height of Class 3 construction, used as lubritorium, auto laundry, storage space, rest rooms and office for which Certificate of Occupancy #2237-40 (NB 232-39) for gasoline service station has been issued; that it is proposed to extend the existing building so that it will be 41 ft., 1 in. front by 62 ft., 1/2 in. in depth, one story, 14 ft., 8 in. in height, of Class 3 construction (lot 12 being added to the original station), to be used as office, storage, auto laundry and lubritorium; and

WHEREAS, the applicant contends that the demand for increased greasing facilities for larger vehicles, plus the addition of taxi service necessitates the enlargement of the service area; that with the new proposed addition, the building will still only occupy less than one fifth of the area of the site.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 30, 1940 by adding thereto:

"that in the event the new owner desires to increase the area of the premises and the facilities as proposed and as indicated on plans marked 'Received June 17, 1949,' two sheets, and as shown on plot plan marked 'Received April 20, 1949,' such extension of the accessory building and the area of the premises may be permitted on condition that the requirements of the resolution as adopted April 30, 1940 shall be complied with and that similar requirements shall apply as appropriate for the additional space; that an additional curb cut to Wave street may be permitted provided it does not exceed 30 ft. in width and located as shown; that adequate masonry walls or woven wire fences of the chain link type with anchored steel posts to a height of 5' 6" shall be constructed on the interior lot lines continuously from Wave street to the existing concrete wall with a picket fence; that the additional area may be occupied for the parking of cars belonging to customers and those being serviced; that if a greasing pit is installed as shown and as proposed in the proposed addition to the accessory building, such pit shall be ventilated through the roof by means of a duct and blower fan in the bottom of the pit; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.

393-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for A. Lenoble Inc., owner (Queens Brook News Co., Inc., lessee).

SUBJECT—Application reopened May 10, 1949, - re Application (decision of borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of garage for more than five motor vehicles, to a distributing plant for books and magazines (Factory use); (previously denied by the Board for garage for five motor vehicles, motor vehicle repair shop and for the manufacture of signs).

PREMISES AFFECTED—45-21 to 45-39 50th street, east side, 200 ft. south of Queens boulevard (Block 2283, Lot 12), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Lester Schwerin.
For Opposition: Mrs. Montgomery, Charles De Leonardo, Thomas Jacobsen, Chester R. Kchop, Anna Di Martino, Mrs. E. Hannon, Mary Laboranti, Bridget McBreen, Anne McBreen, Eleanor Maltese and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (393-40-BZ-Vol II)

WHEREAS, Charles M. Spindler for A. Lenobel, Inc., owner, (Queens Brook News Co., Inc., lessee) filed April 8, 1949 an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of a garage for more than five motor vehicles to a distributing plant for books and magazines (factory use) (previously denied by the Board for garage for five motor vehicles, motor vehicle repair shop and for the manufacture of signs), affecting premises 45-25 to 45-39 50th street, east side, 200 ft. south of Queens boulevard (Block 2283, Lot 12), Woodside, Borough of Queens; and

WHEREAS, this application was reopened on May 10, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, B area, class 1-1/2 height district; 50th street is in residence and business use, B area, class 1-1/2 height districts; the site is in a residence use, B area, class 1-1/2 height district; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1949 acting on Alt. Applic. 124-49 reads:

"1. The proposed change of use of existing garage for more than five motor vehicles to a distributing plant for books and magazines (factory use) in a residence district is contrary to Art. II, Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 51.27 ft. in depth, irregular, on which is located a building covering the entire plot, one story, 13 ft. in height, of class 3 construction, used as a garage for more than five motor vehicles, for which C.O. 25371-26 (N. B. 2411-24) was issued for garage and showroom; that it is proposed to use premises as a distribution center for the sorting and shipping of magazines and books which are delivered to news dealers; and

WHEREAS, the applicant contends that the premises is now occupied by the lessee as a distribution center for the sorting and shipping of magazines and books which are delivered to news dealers; that this occupancy is certainly no more objectionable than the legal garage use; that there will be no noise or fumes to disturb the occupants of the residences across the street; that to the north and south are buildings built as garages and now used as garages and factories; that the plant is normally open only from 9 A.M. to 5 P.M. and is closed Sundays; that there is practically no pedestrian traffic on this side of the street since 50th street terminates at 47th avenue, some 200 ft. south of the site; that it is proposed to install two new exit doors and make the building comply in all respects with the requirements of the code for the proposed occupancy; that this variance is requested only until the termination of the present lease, which expires June 30, 1953 at which time it is requested that the building revert to its present legal use under the present certificate of occupancy; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution.

MINUTES

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

143-48-BZ—Vol. II

APPLICANT—Thomas M. Briody, owner.

SUBJECT—Application reopened May 10, 1949 re Application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (store) without the required side lot line in the F area district, and using more than the permitted area in F and D area districts.

PREMISES AFFECTED—83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6868, Lot 328), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Thomas M. Briody.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (143-48-BZ-Vol. II)

WHEREAS, Thomas M. Briody, owner, filed April 18, 1949 an application under sections 7e and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a business building (store) without required side yard in F area district and using more than the permitted area in F and D area districts, affecting premises 8309 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6862, Lot 328), Jamaica, Borough of Queens; and

WHEREAS, this application was reopened on May 10, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Grand Central Parkway is in a residence use, F area, class 1 height district; Parsons boulevard and the site are in residence and business use, D and F area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated May 19, 1949 acting on N. B. Applic. 1101-49 reads:

"1. Use of premises located partly in a residence district for business purposes is contrary to Art. 2, sec. 3 of zoning resolution.

2. There is no side yard along side lot line in the F portion of lot, same is contrary to Art. 4, Sec. 16B of Zoning Res.

3. Percentage of lot occupied in the F district portion exceeds 35%; same is contrary to Art. 4, Sec. 16D of Zoning Resl.

4. Percentage of lot occupied in the D district portion exceeds 55%, same is contrary to Art. 4, Sec. 14-C of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 22.7 ft. frontage by 103.97 ft. in depth, presently vacant; that it is proposed to erect a building 22.7 ft. front by 57.5 ft. in depth, one story, 15 ft. in height, of class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that Parsons boulevard is primarily a business district and from the south of the applicant's property to the next block in the southerly direction, all of the improved property on the ground floor is used for business purposes and all of the improved property on the westerly side of Parsons boulevard between a point opposite the premises in question and to the corner of the

next block in a southerly direction is occupied for business purposes; that objection under Art. 2, Sec. 3 would be that part of the proposed building to be used for business would extend into a residence district; that that is true but such extension amounts only to 5 ft. and represents less than 1/4 of the property owned by the applicant and if the strict letter of the zoning resolution were adhered to, would render that 5 ft. utterly and completely useless to the applicant, and if the variation be granted there would still be a distance of 95 ft. between the northerly line of the property of the applicant then zoned for business and the building line of the residence district on Grand Central parkway; that if the variation is granted, Art. 4, Sec. 16B would be inapplicable to the applicant's property; that the property would then be in the D district; that if the variation be granted, Art. 4, Sec. 16D that the percentage of the lot occupied in an F district exceeds 35% is inapplicable, that Article 4, Sec. 14C of the zoning resolution objection would be that the percentage of the lot occupied in the D district exceeds 55%; that, as a statement of ultimate fact is true, but if a variation is granted as to the northerly 5 ft. of the premises in question, the entire area occupied by the proposed building would cover only 1270 sq. ft. and the percentage of the entire lot occupied would be 54.4% and less than the 55% which is permitted for a D district; that the applicant intends to erect a substantial building and to occupy it for business purposes; that the improvement will increase the value of the adjoining lands for tax purposes and afford greater conveniences to the public for shopping purposes; that the applicant is assured of adequate financing for the proposed construction with an approved GI loan for which he is eligible as a veteran; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

753-48-BZ

APPLICANT—Frank E. DeBorde, lessee, for Fred Stark, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the change of an existing non-conforming use to another non-conforming use in the residence portion of the plot.

PREMISES AFFECTED—32-14 Astoria boulevard south and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Edwin L. La Crosse.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (753-48-BZ)

WHEREAS, Frank E. DeBorde, for Fred Stark, owner, Frank DeBorde, lessee, filed August 13, 1948, an application under sections 7c and 7e of the zoning resolution, to permit in residence and business use districts, the change in occupancy from tavern, restaurant and dwellings to tavern,

MINUTES

restaurant, dwellings, storage and soap packing, affecting premises 32-14 Astoria boulevard south, and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens; and

WHEREAS, this case was set for public hearing on July 6, 1949, after due notice by publication in the Bulletin, on which date the hearing date was advanced to July 19, 1949, at request of the applicant's representative, to send out notices according to the usual requirements; and

WHEREAS, the district maps accompanying the zoning resolution show that Astoria boulevard south is in a business use, C area and Class 1 height district; 33rd street and the site are in residence and business use, C and B area and Class 1 and 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1948, acting on Alt. Applic. 197-47, reads:

"1. Changing the existing non-conforming use to another non-conforming use in the residence portion at rear of plot is contrary to Art. 2 Sec. 3 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 26.58 ft. front by 140.15 ft. in depth, irregular, on which is located a building 26.58 ft. front by 68 ft. 2¾ in. in depth, 1 and 3 stories in height, of Class 3 construction, used as a tavern and dwellings; that there is an extension 71 ft. 11 in. by 25 ft. one story, 13 ft. 7 in. in height, of Class 3 construction, which is the building now used for soap packing; that it is proposed to use this extension for the packing of soap and soap powder, and for the storage of soap and soap powder; and

WHEREAS, the applicant contends that Frank E. DeBorde leased the said premises on or about the 1st day of July, 1943, for the purpose of conducting therein a soap packing business; that before the present applicant took possession of the premises, it was used for the same purpose for about five years previous; that the building is unsuitable for any but a business purpose in the manner that it has been constructed; that the present use as conducted by the lessee is the packing of soap and soap powder; that about once a week several barrels and cartons of unwrapped soap and soap powder are delivered to the premises and the present occupant then wraps this soap and packs the soap powder in small packages and delivers it in cartons; that the greater part of the business now is wrapping toilet soap; that there is practically no machinery used in the operation of the business as the only mechanical process required is the sealing of the wrappers; that there are no odors from the business and no complaints have been filed by the families living on the upper floor of the premises fronting on Astoria boulevard; that in the ordinary course of the applicant's business, there will not be more than five male employees upon said premises; that the building in question is non-fireproof (Class 3) and the materials used in the soap packaging process are non-combustible; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of five (5) years, to permit the rear portion of the building to be occupied as proposed and as indicated on plans filed with this application marked "Received August 13, 1948," four sheets, on condition that the building shall not be increased in height or area; that the use of that portion of the building shall be as proposed for the packaging and storage of soap and soap powder but for no other use; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

285-49-BZ

APPLICANT—Kitzler and Nurick, for Nassau-Queens Land Corporation, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (285-49-BZ)

WHEREAS, Kitzler and Nurick, for Nassau-Queens Land Corp., Inc., filed April 7, 1949, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, affecting premises 251-73 to 251-91 Jamaica avenue and 88-20 to 88-22 Little Neck parkway, northwest corner (Block 8668, Lot 108), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 28, 1949, after due notice by publication in the Bulletin, and laid over to July 12, 1949, for inspection and decision without further argument, then laid over to July 19, 1949, for further consideration, after applicant has filed revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Little Neck parkway is in residence, retail and business use, C area and Class 1 height districts; Jamaica avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1949, acting on N.B. Applic. 971-49, reads:

"1. Use of premises located in a business district gasoline service station, office, lubritorium, laundry, minor motor vehicle repairs, parking and storage of more than five cars is contrary to Sec. 4-29 & 46 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 198.59 ft. front by 120 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 148 ft. front by 75 ft. in depth (irregular), one story 17 ft. in height, of Class 3 construction, to be used as an auto laundry, lubritorium, salesroom and office; that it is proposed to install six dispensing pumps and six 550 gallon tanks; and

WHEREAS, the applicant contends that this site and surrounding property is very poorly developed; that there is a railroad siding on the subject site and a lumber yard to the west; that there is a spur of the L. I. Railroad at the rear of site and a railroad bridge crossing Jamaica Avenue directly adjoining this site; that the immediate vicinity is developed with many non-conforming uses; that there is considerable vehicular traffic on Jamaica Ave. (Jericho Turnpike) in both directions and also on Little Neck parkway and Tulip avenue; that on the north side of Jamaica avenue, looking west, the property is vacant; that looking east is a railroad bridge crossing Jamaica avenue, vacant property and a gasoline station; that on the south side Jamaica avenue is in Nassau County; looking west is a gas station directly opposite subject site, a two-story frame

MINUTES

private sanitarium and vacant land; looking east is a garage, salesroom and used car sales lots; that on Tulip avenue, looking south, both sides of the street are developed with gas stations, garages and repair shops; that Little Neck parkway, looking north across the railroad track on the east side, is vacant land and two frame dwellings; that Little Neck parkway, looking north across the railroad tracks on the west side, has five two-story brick buildings used for stores and dwellings; continuing north are 1-story and basement brick dwellings; that the applicant feels it is not warranted to develop this property with a conforming use at this time and therefore requests the application be granted for a term of fifteen years; that this development will not be harmful or detrimental to this or neighboring properties and will be in harmony with the present developments; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under sections 7f and 7i for a term of fifteen (15) years, to permit the construction and occupancy of the gasoline service station substantially as proposed and as indicated on revised plans marked "Received July 15, 1949," two sheets, amending plans previously filed with the application marked "Received April 7, 1949," 3 sheets, on condition that the plot shall be leveled substantially to the grade of Jamaica avenue; that the accessory building shall be constructed of the design as proposed on such revised plans and for the uses as shown; that the repairing permitted herein under section 7i shall be minor in nature with hand tools only; that retaining walls shall be constructed as may be necessary along the rear lot line and along the line of Little Neck parkway; that all entrances shall be restricted to Jamaica avenue consisting of three curb cut opening, each not exceeding 35 ft. in width; that pumps shall be erected not nearer than 10 ft. from the street building line and shall be of the parkway design; that planting shall be maintained in the spaces as indicated; that such planting shall be of appropriate material and shall be protected by concrete curbing not less than 6 in. in width and 6 in. above the grade of the pavement; that the balance of the station where not occupied by accessory buildings and pumps shall be paved with concrete or tarvia or other equally reasonably impervious paving; that the sidewalk and curbing in front of the building shall be restored or reconstructed to the satisfaction of the borough president; that there shall be no windows opening on the rear lot line to the north; that the accessory building shall comply in all other respects with the requirements of all laws, rules and regulations thereto; that closure doors may be constructed on the lubricatorium section provided the equipment is of the hydraulic type; that the boiler room shall be enterable only from the exterior as indicated and separated from the balance of the building by fireproof construction except that the ceiling thereof may be fire retarded; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

294-49-BZ

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one-story extension to ex-

isting building on Lot 34 in excess of area permitted; also, to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue, 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street, (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (294-49-BZ)

WHEREAS, Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners, filed April 8, 1949, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the construction of a "United States Post Office Finance Station," by permitting on part of the unbuilt upon portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one-story extension to existing building on Lot 34 in excess of area permitted; also to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted, affecting premises 6002 Fourth avenue (6002-6006 displayed) and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 28, 1949, after due notice by publication in the Bulletin, and laid over to July 19, 1949, for inspection by a committee of the Board and for applicant to amend plans and furnish additional information—hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that 60th street, 4th avenue and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 7, 1949, acting on Alt. Applic. 1535-48 and 1536-48, reads:

"1. Proposed extension to be constructed on part of unbuilt portion of Lot 36, which portion is to be added to Lot 34, will exceed the area of coverage and will violate Art. IV, Sec. 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 52 ft. front by 100 ft. in depth on which are located two buildings: on Lot 34, 25 ft. front by 100 ft. in depth, 1 and 2 stories in height, Class 3 construction; on Lot 36, 27 ft. front by 55 ft. in depth, 3 stories in height of Class 3 construction, Certificate of Occupancy #16637/22 issued for 6002 4th avenue 5 stores and two families; that it is proposed to reduce the depth of Lot 36 to 68 feet, so that the building thereon will have a rear yard with a depth of 13 feet, which is permissible under the Multiple Dwelling Law but which would violate the Area District Regulations of the Zoning Resolution, and to increase the area of Lot 34 by adding thereto the portion taken out of Lot 36, which would consist of an area of 27 feet by 32 feet and to construct a one-story extension thereon to be used as a U. S. Post Office Finance Station, occupying an area in excess of that permitted under the Zoning Resolution; and

WHEREAS, the applicant contends that the proposed reduction of depth of Lot 36 to 68 feet will leave that building with a rear yard having a depth of 13 feet, in conformity with the Multiple Dwelling Law; that the increase in area of Lot 34, by adding thereto the portion proposed to be taken out of Lot 36, and the construction of the one-story extension thereon will have no adverse effect on the light and ventilation of adjoining properties, particularly because

MINUTES

the adjoining building on 60th street (Lot 32) has a 3-story brick wall with no windows or other openings therein along the entire lot lines of Lots 34 and 36 and along part of the lot line of Lot 37, so that said building conveys no benefits of light and air to Lots 34 and 36 and requires no such benefits therefrom; that the proposed extension of area coverage will be devoted solely to a U. S. Post Office Finance Station and will be one-story in height and will serve the convenience of the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, as to extension of area, to permit the construction of an addition to the existing building as proposed and as indicated on plans filed with this application marked "Received April 8, 1949," 7 sheets, as corrected as to the rear fire escape, and one plan showing the cellar in the building on the front portion of Lot 36, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 295-49-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

316-49-BZ

APPLICANT—Stanley H. Klein, for Henderson Gardens, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles in conjunction with eighty-six family garden apartments and garages.

PREMISES AFFECTED—102-01 to 102-15 185th street, southeast corner of Henderson avenue; 102-02 to 102-20 185th street, southwest corner of Henderson avenue; 102-19 to 102-23 185th street, east side, 167.33 ft. south of Henderson avenue and 102-38 185th street, west side, 232.61 ft. south of Henderson avenue and 102-64 185th street, northwest corner of 104th avenue, (Block 10362, Lots 43, 56 and 66 and Block 10363, Lots 72 and 82), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein, Louis Levy and Louis E. Sedrish.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (316-49-BZ)

WHEREAS, Stanley H. Klein, for Henderson Gardens, Inc., owner, filed April 22, 1949 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles in conjunction with eighty-six family garden apartments and garages, affecting premises 102-01 to 102-15 185th street, southeast corner of Henderson avenue; 102-02 to 102-20 185th street, southwest corner of Henderson avenue; 102-19 to 102-23 185th street, east side, 167.33 ft. south of Henderson avenue and 102-38 185th street, west side, 232.61 ft. south of Henderson avenue and 102-64 185th

street, northwest corner of 104th avenue (Block 10362, Lots 43, 56 and 66 and Block 10363, Lots 72 and 82), Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 104th avenue, Henderson avenue, 185th street and the site are in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1949 acting on N.B. Applic. 5554 to 5558-48, reads:

"1. Use of premises for parking is contrary to Article 2, section 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 373.57 ft. frontage by 100 ft. in depth, west side, and 686.01 ft. frontage by 100 ft. in depth, east side, on which are being constructed 43 two-family structures and garages for 24 motor vehicles; that it is proposed to have parking in the open areas of plots for 36 additional motor vehicles; and

WHEREAS, the applicant contends that relief is urgently requested in regard to approval for parking on the premises; that the requirements of the Federal Housing Administration are to provide a minimum of 70% parking or garages on the premises; that the project has been designed to provide 40% of the required amount or 24 cars, as garages and the balance of the requirement for 36 cars is to be provided by open parking; that all the garages and open parking spaces are for the use of the tenants of the project only and for the parking or garaging exclusively of pleasure vehicles; that the proposed open parking will be at the rear of the property, shielded from the street by the residential buildings, and where adjoining the street will be hidden from view by appropriate landscaping; that the use of this area for parking facilities will in no way obstruct the light and ventilation of the apartments and will not create a nuisance; that the entire parking and driveway areas will be paved and maintained by the owners; that all the land bounding this property on the east, west and south property lines is owned by the owners of this project and they also own the land on the north side of Henderson avenue backing to the L. I. Railroad; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of five (5) years, to permit the spaces to be occupied as proposed and as indicated on plans filed with this application marked "Received April 22, 1949," two sheets, for the parking of cars belonging to tenants of the buildings on the lots involved *on condition* that substantial fences shall be maintained on the lot lines; that a proper paved driveway shall be maintained from the streets for access to the garage and the balance of the premises shall be landscaped as proposed; that the buildings and existing garages shall comply in all other respects with all laws, rules and regulations applicable thereto; that the cars to be parked shall be of the pleasure car type only; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

322-49-BZ

APPLICANT—Lama Proskauer and Prober, for Frank Faiella, owner (Salvatore Pizzo, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years.

MINUTES

PREMISES AFFECTED—290-326 Withers street, 41-59 Debevoise avenue, southwest corner, 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Frank Faiella.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (322-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Frank Faiella, owner, Salvatore Pizzo, lessee, filed April 26, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years, affecting premises 290 to 326 Withers street, 41 to 59 Debevoise avenue, southwest corner, 265 to 319 Jackson street and 42 to 48 Kingsland avenue (Block 2876, Lots 1, 16, 30, and 55), Borough of Brooklyn; and

WHEREAS, a public hearing was held on July 6, 1949, after due notice by publication in the Bulletin, and laid over to July 19, 1949, for decision without further argument and for applicant to submit a letter from the person in charge of the hospital as to whether the lot would be of assistance to the hospital; and

WHEREAS, the district maps accompanying the zoning resolution show that Kingsland avenue is in residence and business use, B area and Class 1½ height district; Jackson street, Debevoise avenue, Withers street and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1949, acting on Alt. Applic. 371-49, reads:

"1. Parking and storage of more than five motor vehicles, office, in a residential use district, is contrary to Art. II, Sect. 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 325 ft. 9¾ in. front by 199 ft. 8½ in. in depth, irregular, presently vacant; that it is proposed to use the site for the parking and storage of more than five motor vehicles, and to erect an office 10 ft. by 10 ft. one story in height, of frame construction; that it is proposed to install two 15 ft. curb cuts on Withers street; and

WHEREAS, the applicant contends that the entire site on all building lines will be protected with a 3 ft. high wood picket fence; that two 15 ft. wide curb cuts will be installed on Withers street; that there is a vital need for parking space in the entire city and also in this area and this site would do much to alleviate the condition of this area; that there are many non-conforming uses in the affected area as follows:

Block 2875—Lot 51—junk shop
Block 2868—Lot 1—truck storage
Block 2868—Lot 29—factory
Block 2868—Lot 24—factory

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles as proposed and as indicated on plans filed with this application marked "Received April 26, 1949," four sheets, *on condition* that the premises shall be leveled substantially to the grade

of surrounding streets and shall be surfaced with clean gravel, steam cinders or other suitable material rolled and treated with a binder; that on the exterior lot lines there shall be maintained continuously a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height with no openings therein except two as shown to Withers street not over 15 ft. in width each, with curb cuts opposite of similar width; that proper aisles shall be maintained at all times for easy entrance and egress; that during the term of this variance, the premises shall be occupied for no other use; that no building shall be erected thereon except that there may be erected a building as a shelter and office for the attendant provided such building does not exceed 100 sq. ft. in area and not over one story in height, which building may be of frame; that signs shall be restricted to permanent signs attached to the fence at each entrance; that such signs shall not be illuminated and shall not extend beyond the building line and shall not exceed 15 sq. ft. in area, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

330-49-BZ

APPLICANT—Burke, Morrison and Green, for Oakland Hill Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 21C, 21 and 7h of the zoning resolution, to permit in a residence and business use district, the erection of more than one building on a lot without required rear yard and the parking of motor vehicles on unbuilt upon portions in residence use district, and the erection and maintenance of buildings in the business use portion for more than five motor vehicles.

PREMISES AFFECTED—87-04 to 87-10 25th avenue, 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street, 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 96-20 Astoria boulevard, southeast corner of 86th street, 24-50 to 24-56 87th street, 86-09 to 86-17 25th avenue, 86-08 to 86-10 Astoria boulevard, 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard, 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Edwin J. Dressner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (330-49-BZ)

WHEREAS, Burke, Morrison and Green, for Oakland Hills Estates, Inc., and Mandred Associates, Inc., owners, filed April 26, 1949, an application under sections 21 and 7h of the zoning resolution, to permit in residence and business use districts, the erection of more than one building on a lot without the required rear yards and the parking of motor vehicles on the unbuilt upon portions in a residence use district and the erection and maintenance of buildings, in the business use portion, for more than five motor vehicles; affecting premises 87-04 to 87-10 25th avenue and 25-03 to

MINUTES

25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 96-20 Astoria boulevard, southeast corner of 86th street; 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue; 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street; 85-08 to 85-14 Astoria boulevard; 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 12, 1949, after due notice by publication in the Bulletin, and laid over to July 19, 1949, for decision by the Board—hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Astoria boulevard is in a business use, C area and Class $\frac{1}{2}$ height district; 85th, 86th, 87th, 88th streets, 25th avenue and site are in residence and business use, C and D area, Class $\frac{1}{2}$ and $\frac{3}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1949, acting on N.B. Applic. 1337-49, reads:

"3. The erection of more than one building on a lot is contrary to sec. 1(v) Art. I of the Zone Law."

and

WHEREAS, the decision of the borough superintendent, dated March 29, 1949, acting on N.B. Applic. 1342/49, reads:

"1. The erection of a building for more than 5 motor vehicles in a business district is contrary to Art. II, sec. 4 (15) of the Zone Law.

"2. The erection of more than one building on a lot is contrary to sec. 1(v) of Art. I of the Zone Law."

and

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1949, acting on N.B. Applic. 1335/49, reads:

"2. The erection of more than one building on a lot is contrary to sec. 1(v) Art. I of the Zone Law.

"3. The use of auto parking in a residence district is contrary to sec. 3, Art. II of the Zone Law."

and

WHEREAS, the decision of the borough superintendent, dated March 29, 1949, acting on N.B. Applic. 1336/47, reads:

"2. The erection of more than one building on a lot is contrary to sec. 1(v) Art. I of Zone Law."

and

WHEREAS, the decision of the borough superintendent, dated June 17, 1949, acting on N.B. Applic. 1335/49, reads:

"4. Rear yards not provided in accordance with Art. IV, Sect. 17 Zoning Resolution.

"The above objection also applies to the following
NB 1337/49} Bl. 1098, Lot 40 S/E C. Astoria Blvd. &
NB 1338/49} 86 St.
NB 1339/49} Bl. 1097, Lot 31 S/E Cor. Astoria Blvd.
NB 1340/49} & 85th St."

and

WHEREAS, the decision of the borough superintendent, dated June 17, 1949, acting on N.B. Applic. 1336/49, reads:

"3. Rear yards not provided in accordance with Art. IV Sect. 17 Zoning Resolution.

"The above objection also applies to the following:
NB 1342/49—Bl. 1099 Lot 50—S/W Cor. Astoria Blvd.
& 88th St."

and

WHEREAS, the applicant states that the premises consist of plots with the following dimensions:

213.50 ft. front by	312.79 ft. in depth	(irregular)
213.50 " " "	215.67 " " "	" "
213.50 " " "	118.56 " " "	" "
200.00 " " "	260.00 " " "	" "
100.00 " " "	260.00 " " "	" "

that these plots are presently vacant; that it is proposed to

erect 55 two-family structures 24 ft. in height in seven groups ranging from four 2-family units in a group to ten 2-family units in a group, with detached garages not on same lots as the dwellings, having a capacity of 30 cars and with additional parking space for 16 cars; and

WHEREAS, the applicant contends that since March 31, 1937 there have been no changes in the use districts and the present height district zoning has been in effect since August 1, 1938; that the last change in the area districts was effective on July 31, 1947; that there will be 110 apartments, having a total of 385 rooms, which will provide for an estimated population of 350 people; that the residential building coverage will be 25.1% of the site; that garages for 30 cars will cover an additional 3.6% of the site; that off-street parking facilities for 16 cars will be provided within the project and a total of 3,000 sq. ft. of play space provided in two separate playgrounds of 30 ft. by 50 ft. in size each; that the proposed provisions for light and air are superior to those required under the Zoning Resolution; that strict compliance therewith would entail unnecessary hardship without benefit to anyone; that there is some question in the applicant's mind as to whether proper rear yards are not provided where required; that the parking space is for use without fee to the tenants; that it will be suitably paved and adequately maintained; that the proposed garages while not on same lot with the dwellings are to be accessory thereto and no space will be rented or sublet to non-occupants of the project; that the layout of 87th street between 25th avenue and Astoria boulevard creates a practical difficulty which prevents these garages from being on the same lot with the buildings to which they are intended to be accessory; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, this proposed garden type apartment development is, in the opinion of the Board, a multiple dwelling development consisting of seven residential buildings, each with separate apartments and general facilities for tenants provided as in the usual multiple dwelling, and, as such, no side yards are required between the sections which are separated by fire walls; that for zoning purposes, the buildings can be deemed to comply with the requirements for yards, particularly as the coverage of each block is represented as 25.1% and consequently provides greater yard and unbuilt upon space than the requirements of the area district in which they are located; that each building can be deemed as occupying a lot as defined in the recent regulations of the Commissioner of the Department of Housing and Buildings; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7 subdivision f, as to the proposed garage buildings, section 7, subdivision h as to parking and that the applicant has substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to the technical objection of more than one building on a lot and as to arrangement of yards and open spaces, and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, as to more than one building on a lot and as to rear yards and under section 7, subdivision f as to garages and under section 7, subdivision h as to parking, for the term of the proposed mortgage commitment, as to the garages and parking, *on condition* that the premises shall be developed substantially as proposed and as indicated on plans filed with this application marked "Received April 26, 1949," 16 sheets; that parking shall be restricted to the areas shown and only for motor vehicles of the pleasure car type and belonging to the residents of buildings; that the parking area shown at the corner of 88th street and 25th avenue shall be omitted or relocated by arranging for separate portions distributed through the lots; that the use of the garage buildings shall meet the requirements for

MINUTES

accessory garages when located in a residence use district; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 331-49-A; that any mapped street proposed to be removed from the map shall be duly removed by action of the Board of Estimate before construction of the buildings is commenced unless such street area is not required for any construction or for the required open spaces in connection with the buildings; that sidewalks and curbs on surrounding streets shall be constructed and maintained in accordance with the requirements of the borough president; that play spaces, walks and landscaping shall be properly surfaced and maintained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

343-49-BZ

APPLICANT—L. B. Santangelo, for New York Association for the Blind, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail use, B area district, the erection and maintenance of an extension to existing factory using more than the permitted area.

PREMISES AFFECTED—338-342 East 35th street and 607-611 First avenue, southwest corner (Block 940, part of Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: L. B. Santangelo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (343-49-BZ)

WHEREAS, L. B. Santangelo for New York Association for the Blind, owner, filed May 5, 1949 an application under section 7c of the zoning resolution, to permit in residence and retail use, B area districts, the erection and maintenance of an extension to an existing factory using more than the permitted area, affecting premises 338 to 342 East 35th street and 607-611 1st avenue, southwest corner (Block 940, part of lot 38), Borough of Manhattan; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in retail and unrestricted use, B area, class 1½ height districts; East 35th street and the site are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated April 20, 1949 acting on Alt. Applic. 422-49 reads:

"1. Proposed extension for storage use located partly in a retail district and a residence district is contrary to Art. II, Sec. 3 Zoning Resol.

2. Coverage of extension in a residence district exceeds the permissible 65% of the unoccupied area and is contrary to Art. II, Section 19e Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 148 ft. 1½ in. in depth irregular, on which is located a five-story brick factory 125 ft. by 76 ft. 4 in. and a five-story brick hotel (residence club) 48 ft. 7 in. by 75 ft., both used by the N. Y. Association for the Blind and both of class 1 construction and sprinklered, for which C.O. 12883-27 and C.O. 13547-28 have been issued; that it is proposed to construct an extension to existing factory building, one story, 40 ft. wide by 22 ft. 5 in. in

depth, of class 1 construction, to be sprinklered and used for storage purposes; and

WHEREAS, the applicant contends that the proposed extension will be used for storage in connection with the manufacture of brooms by the blind in the subject building, and will be connected thereto by a 12 ft. wide opening on the first floor, equipped with overhead type wood doors; and

WHEREAS, the Board deemed this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision c of the zoning resolution; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c as to use and under section 21 as to extension of area coverage, to permit the building to extend into the residential area as proposed and as indicated on plans filed with this application, marked "Received May 5, 1949" (5 sheets), on condition that the building shall not be further increased in height and area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the opening proposed from the existing building to the extension shall be protected with fireproof, self-closing doors; that the yard space shall be properly fenced where walls of adjoining buildings do not occur on the lot lines and the yard shall be surfaced and properly drained; that the sprinkler system shall be extended into the proposed extension and shall be maintained throughout the building and that the extension shall otherwise be in accordance with all laws, rules and regulations applicable thereto and to the satisfaction of the fire commissioner; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

373-49-BZ

APPLICANT—Walker and Poor, for Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner under contract by option agreement).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than five motor vehicles on un-built portion of plot in residence use district.

PREMISES AFFECTED—1765-1779 York avenue, west side between East 92nd and East 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred E. Poor and Albert H. Swanke.

For Opposition: Emanuel Kessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (373-49-BZ)

WHEREAS, Walker & Poor for Jacob Ruppert and W. & M. Estates, Inc., owner, American Society for the Prevention of Cruelty to Animals, lessees, filed May 3, 1949, an application under Sections 7c and 21 of the zoning resolution, to permit in residence and unrestricted use, A area districts,

MINUTES

the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on the unbuilt portion of the plot in a residence use district, affecting premises 1765 to 1779 York avenue, west side, between East 92nd and East 93rd streets, 439 to 441 East 92nd street and 434 to 442 East 93rd street (Block 1572, Lots 21 to 30, incl.) Borough of Manhattan; and

WHEREAS, a public hearing was held on June 14, 1949, after due notice by publication in the Bulletin, and laid over to June 28, 1949, for inspection and decision, without further argument, then laid over to July 12, 1949, for applicant to file revised plans and for decision without further argument, then again laid over to July 19, 1949, for further consideration and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that York avenue is in a residence use, A area and Class 2 height district; East 92nd street and East 93rd street is in residence and unrestricted use, A area, Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1949, acting on N.B. Applic. 62-49, reads:

"1. Proposal to construct a new building for a cat and dog hospital and shelter, offices, storage garage and parking area for A.S.P.C.A. in a residence use district is contrary to Sec. 3, Art. II, zoning resolution.

"2. Proposed area of building exceeds permitted coverage in an 'A' district as per Sec. II Art. IV zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 219.625 ft. front by 119 ft. in depth, irregular, on which is located a four-story multiple dwelling, two one-story brick garages, a two-story brick garage and a one-story frame garage; and

WHEREAS, the applicant contends that the present Manhattan Shelter, Hospital and Garage of the American Society for the Prevention of Cruelty to Animals, at 24th street and Avenue A, has been taken by the U. S. Government for a veterans hospital and the Society will be forced to find new quarters during 1950; that if this appeal is granted the Society will centralize all its Manhattan activities, including the administrative offices now located at Madison avenue and 26th street, in the proposed new building; that the Society has obtained from the present owners an option agreement to purchase the property with which this appeal is concerned, subject to a ruling by the Board whereby the proposed occupancy may be maintained; that although the future development plans of the Society include eventual use of Lot 21 as a garage and as vehicular ingress and egress to East 92nd street, the leasehold on the existing garage structure prevents such use at the present; that the introduction of the proposed use will not adversely affect any existing residential use in the residential district to the north; that of the 36 lots deemed affected by this application, only 9 residential buildings, all in an unrestricted use district, are affected; that of the 5 lots in the residential district and deemed affected by this application, all except the small playground maintain non-conforming uses; that the adjoining areas, such as the municipal garage and asphalt plant to the south, the municipal scow dock to the east, and the New York Edison plant to the north, 2 blocks, preclude development of this remote end of the residential use district; that the area at the corner of East 92nd street and York avenue, designated for parking will not be rented; that it has been provided to lessen street congestion and serve the clientele of the Hospital; that parking facilities for the Society's prowl cars and ambulances has been provided in the garage; that with regard to area coverage:

Gross Lot area	20,306 sq. ft.
Less unrestricted area	1,575
Total	18,731

Less legal garage: 439 E. 93 st.	943
Total	17,788
Less 2 corner lots @ 5000 sq. ft.	10,000
Total	7,788
Thus: 75% of 7788 equals	5,841
90% of 10,000 equals	9,000
Unrestricted area equals	1,575
Legal garage equals	943
Total area allowable	17,359 sq. ft.
Total area of building proposed	17,282
(2,518 sq. ft. existing garage)	
(14,764 sq. ft. new building)	

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from sections 7c and 21 to section 7e; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of twenty-one (21) years, to permit the construction and use of the building for the American Society for the Prevention of Cruelty to Animals substantially as proposed and as indicated on revised plans marked "Received June 3, 1949," 7 sheets, *on condition* that the building on East 92nd street to the west shall not be considered as available for future extension; that such building shall be razed within one (1) year from the date of this resolution and the area thereafter kept unbuilt upon; that such space shall be cement paved and may be used for the parking of cars in connection with employees and visitors to the building in lieu of the parking space shown on the plan along East 92nd street which may be used temporarily pending the demolition of the tenanted adjoining garage building and after such acquisition, such space now shown for parking shall be landscaped; that no crematory shall be constructed within the building; that there shall be an interior ventilating system with supply and exhaust for each room in which animals are kept, stored, examined or treated; that the exhaust shall be through the roof; that all windows of such rooms shall be maintained closed and unopenable; that there shall be no exercising of animals on the main roof facing York avenue; that such exercising shall be restricted to the space as shown on such revised plans; that the building shall be constructed of fire-proof construction throughout and faced with lime stone and face brick and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

382-49-BZ

APPLICANT—Samuel Rosenblum, for Frank H. Tilson and Rankin Realities, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years.

PREMISES AFFECTED—324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Florence I. Bruce, John O. Nedee and Alex Steffanoff.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings and John J. Saunders, Board of Education.

MINUTES

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (382-49-BZ)

WHEREAS, Samuel Rosenblum for Frank H. Tilson and Rankin Realities, Inc., owners, filed May 17, 1949 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years, affecting premises 324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 8th avenue is in a retail 1 use, B area, class 1½ height district; West 53rd street is in residence and retail use, B area, class 1½ height districts; the site is in a residence use, B area class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 3, 1949 acting on Alt. Applic. 754-49 reads:

"1. The use of a plot within a residence district, for 'Parking and storage of more than 5 motor vehicles' is contrary to Section 3 of the Bldg. Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. 5 in. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than five motor vehicles, and to erect a shelter 6 ft. by 6 ft., one story, 9 ft. in height, of class 4 construction, for use of attendant; and

WHEREAS, the applicant contends that although the block is listed as in a residence zone, there are many uses on said block which are not residential, namely, auto repair shops, parking lots and auto storage in connection with bus barns on 54th street; that these premises are near the theatrical section, the Madison Square Garden section, the court house on 54th street and the use of same for parking will facilitate the passage of traffic and be instrumental in taking more cars off the street; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received May 17, 1949" (2 sheets), *on condition* that the plot shall be levelled substantially to the grade of the surrounding streets and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that during the term of this variance, the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building not over 100 sq. ft. in area and not over one story in height erected near the entrance solely as an office and shelter for the attendant; that such building may be of frame construction; that proper aisles shall be maintained for easy entrance and egress; that the curb cut opposite the entrance shall not exceed 15 ft. in width; that on the interior lot lines where walls of adjoining buildings do not occur and against the entrances of adjoining buildings there shall be constructed continuously a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the building line of West 53rd street, except for entrance as indicated; that no signs shall be erected except there may be one sign attached to the fence at the entrance, provided such sign does not exceed fifteen square feet, shall not be illuminated and shall not extend beyond the building line, for advertising the parking and storage use and the

rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

406-49-BZ

APPLICANT—Burke, Morrison and Green, for Bayacht Land Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for a stated term of years.

PREMISES AFFECTED—216-30 to 216-48 28th avenue, south side, 300 ft. east of 216th street (Block 6019, Lot 108, 113), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Edward F. Hosinger, Lester W. Lyons and J. Eliot McCormack.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (406-49-BZ)

WHEREAS, Burke, Morrison and Green, for Bayacht Land Corp., owner, filed May 24, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for a stated term of years, affecting premises 216-30 to 216-48 28th avenue, south side, 300 feet east of 216th street, (Block 6019, Lots 108 to 113), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 216th street, 28th avenue and site are in residence use, F area and Class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1949, acting on Alt. Applic. 961-49, reads:

"1. The parking of motor vehicles in a residence district is contrary to Art. 2, Sec. 3 of Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 180 ft. front by 192.75 ft. in depth, presently vacant; that it is proposed to use the vacant plot for the parking of cars of members of the adjoining yacht club, no fee to be charged; and

WHEREAS, the applicant contends that the level of the plot is approximately 5 ft. to 8 ft. above the sidewalk level of 28th avenue and adjoins the property of the Bayside Yacht Club; that the subject property was acquired by the Yacht Club on or about May 1, 1949 and is intended to be used by its members for the storage and parking of motor vehicles for members of the club only at no cost thereto; that the easterly lot line borders on the proposed Little Neck Blvd. and adjacent thereto is the driveway entrance to the Yacht Club; that it is proposed to continue to use this driveway as an entrance to the proposed parking lot in addition to its use as entrance to the Yacht Club; that a driveway entrance is proposed by levelling the ground towards the rear of the plot to enter the parking lot; that the entire plot is to be graded with steam cinders, leveled and compactly rolled; that parking spaces will be marked off on the plot for the use of the parkers; that the plot is close to the waterfront and located in a sparsely built-up neighborhood where the parking lot will in no way be be undesirable and the character of the neighborhood will be maintained; that it is proposed also to erect such necessary fences as the Board may deem required and wood

MINUTES

bumpers located along the sides of the plot if required; that it is proposed to park the cars away from the street line so that they will only be partially seen from the sidewalk level due to the height of the terrace on 28th Avenue; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of five (5) years or until Little Neck Boulevard is constructed but not more than five years, to permit the premises as proposed and as indicated on plans filed with this application, marked "Received June 13, 1949" (1 sheet), "Received May 24, 1949" (1 sheet), "Received June 22, 1949" (1 sheet), to be occupied for the parking of motor vehicles belonging to the employees, members and their guests of the Bayside Yacht Club, as proposed, for which no fee is to be charged; that the premises shall be arranged and surfaced as proposed and hedges shall be constructed and maintained along the street front of 28th avenue and on the interior lot lines against adjoining premises to the west and south; that no additional uses shall be permitted on this site other than the use permitted herein; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

501-49-BZ

APPLICANT—A. H. Salkowitz for P. M. L. Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required rear yards and to permit parking of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—138-05 to 138-47 68th drive and 68-24 to 68-26 140th street, northwest corner; 68-02 to 68-20 and 68-01 to 68-11 140th street, Cul-De-Sac formed by northwest corner of 140th street and 68th drive and 68-05 to 68-23 138th street (Block 6484, Lot 2); 138-40 to 138-66 68th drive and 68-32 to 68-38 and 68-42 to 68-60 140th street, southwest corner; 69-10 to 69-30, 69-34 to 69-40 140th street 138-43 to 138-71 Jewel avenue, northwest corner; 138-01 to 138-25 Jewel avenue and 69-09 to 69-29 and 69-33 to 69-39 138th street, northeast corner; 68-31 to 68-37, 68-41 to 68-59 138th street and 138-02 to 138-38 68th drive, southeast corner; 138-29 to 138-39 Jewel avenue, northeast corner of 138th street (Block 6485, Lot 3); Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Philip Lipstein and Charles Punia.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (501-49-BZ)

WHEREAS, A. H. Salkowitz, for P. M. L. Co., owner, filed June 29, 1949, an application under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required rear yards and to permit parking of motor vehicles on the unbuilt upon portion of the plot, affecting premises 138-05 to 138-47 68th drive and 68-24 to 68-26 140th street, northwest corner; 68-02 to 68-20 and 68-01 to

68-11 140th street, cul-de-sac formed by northwest corner of 140th street and 68th drive; 68-05 to 68-23 138th street (Block 6484, Lot 2); 138-40 to 138-66 68th drive; 68-32 to 68-38 and 68-42 to 68-60 140th street, southwest corner; 69-16 to 69-30, 69-34 to 69-40 140th street, 138-43 to 138-71 Jewel avenue, northwest corner; 138-01 to 138-25 Jewel avenue and 69-09 to 69-29 and 69-33 to 69-39 138th street, northeast corner; 68-31 to 68-37, 68-41 to 68-59 138th street and 138-02 to 138-38 68th drive, southeast corner; 138-29 to 138-39 Jewel avenue, northeast corner of 138th street (Block 6485, Lot 3); Kew Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 138th street, 140th street, Jewel avenue, 68th drive, 141st street, 69th avenue, 69th road and the site are all in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1949, on N.B. Applications 1998 to 2020-49, inclusive, reads:

"1. Not more than one building permitted on one plot, sec. 1 subd. v of Zoning Resolution.

2. Provide legal rear yards, sec. 14 of Zoning Res.

3. Open air parking of motor vehicles in a residence use district is not expressly permitted by sec. 3, Art. 2 subd. 9b of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 540 ft. by 700 ft., irregular in area, located in a residence use, D area, Class 1 height district, upon which it is proposed to erect a group of garden type apartment units and multiple dwelling units, the layout of which does not conform to the requirements of the Zoning Resolution; and

WHEREAS, the applicant contends that compliance with the requirements of the Zoning Resolution would cause practical difficulties and unnecessary hardship in the way of carrying out the strict letter of the zoning resolution; that the proposed layout provides for better yard ventilation and less area coverage than if the resolution had been strictly complied with and the street layout has been accepted and approved by the Planning Commission and the building arrangement approved by the F.H.A.; that the development will consist of a group of garden type apartment units of Class 3 construction, consisting of two-story, two-family attached dwellings and three-story Class A multiple dwellings, including their accessory garages, all located on two separate blocks; that the buildings will remain under one ownership, the structure being erected under F.H.A. title "608"; that to apportion the lots into separate lots would be impractical and would not alter the proposed layout; that the arrangement of buildings as proposed will provide adequate cross-ventilation; that the distance between buildings will vary from 21 ft. to 100 ft., which will exceed the legal street width, if these dwellings were to face a legal street separately; that the layout provides for recreational areas, playgrounds, service courts, etc. and that the yard and court requirements of the Zoning Resolution are otherwise complied with if not greatly exceeded; that not more than 27% of the entire lot is occupied by the dwellings, as compared with the 55% permitted in a D area district, without regard to the coverage permitted for the corner lots; that rear yards are provided in all cases except for the corner type A buildings, in which case the two type A buildings have a common rear yard or no rear yard at all; that all legal ventilation is provided by two streets on which these buildings front; that in the latter case, no rear yards are required, the buildings being less than 55 ft. from a street; and that in the cases where the A buildings are sharing rear yards, if these buildings were moved nearer the street line and to within 55 ft. of the nearest corner, no rear yards would be required; that 136 garage spaces are provided and 38 open air parking spaces, with the intention to keep these cars off the main street; that the development will consist of 402

MINUTES

apartments; that there are no rental garages available within a distance of two miles of the development; that open air parking spaces will be concealed by landscaping from the surrounding buildings; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant states that all residence buildings are multiple dwellings and conform to the requirements of the multiple dwelling Law; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship as to area.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, as to Objection 1, on condition that the buildings shall be arranged as proposed and indicated on plans filed with this application marked "Received July 29, 1949," 11 sheets and "July 8, 1949," 4 sheets; that each building shall be so arranged as to have by means of adequate paths access to the adjoining streets, and granted as to Objection 2, on condition that the entire layout does not exceed a total coverage of 27.2% as proposed; and granted under Section 7h for a term of ten (10) years to permit parking within the areas as proposed on such plans on condition that such parking areas shall be properly surfaced and only the parking of the pleasure car vehicles belonging to the tenants of the buildings on the property shall be so parked; that landscaping and other ground treatment shall be maintained as proposed; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

194-49-A

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Frank A. Barrera and Robert L. Meruk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for inspection and decision by the Board without further argument.

458-49-A

APPLICANT—Keogh, Brennan and Maged, for Wates and Company, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by Bell boulevard; 69th and 73rd avenues and 210th to 215th streets; 69-0 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to

213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bay-side, Borough of Queens (under section 35, General City Law re bed of mapped streets).

APPEARANCES—

For Applicant: Thomas Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., in connection with 457-49-BZ.

466-49-A

APPLICANT—George G. Miller, for Floreland Realty Corp., and Rayland Realty Corp., owners.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-12 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Garden Houses), Flushing, Borough of Queens, (under sections 35 and 36, General City Law re bed of mapped streets and buildings not facing legal streets).

APPEARANCES—

For Applicant: George G. Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for final hearing and decision, in connection with 465-49-BZ.

492-49-A

APPLICANT—Erwin Gerber, for Grymes Hill Manor Estates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond, (under section 36, General City Law re buildings not fronting on legal streets).

APPEARANCES—

For Applicant: A. Pancani, Jr., Aaron Schurman and Louis Baron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and P. L. Santoro, office of Borough President.

ACTION OF BOARD—Laid over to July 22, 1949 at 10 a.m., for further consideration and decision by the Board, in connection with 491-49-BZ.

MINUTES

295-49-A

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (295-49-A)

WHEREAS, Paul Friedman, for John B. Momrow and Arthur C. Momrow, filed April 8, 1949, an appeal from a decision of the borough superintendent, affecting premises 6002 4th avenue (6002-6004 displayed) and 372-380 60th street, southwest corner (1st floor); (Block 5781, Lot 34 and part of 36), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 1535/48, reads:

"2. Undivided floor area on 1st fl. with residence above exceeds 3000# (by 4.15#) permitted in a Class 3 structure in violation of Sec. C26-2540-e."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 13 ft. 6 in. and 20 ft. in height, 25 ft. by 100 ft. in area at 1st floor, 25 ft. by 80 ft. in area at 2nd floor, Class 3 construction, located on a lot 25 ft. by 100 ft. in area, erected in 1922, in a business use, C area, Class 1¼ height district, used and occupied since 1922: Cellar, ordinary use; 1st floor, five stores, 90 persons; 2nd floor, two families and dentist's office; proposed to be used and occupied: Cellar, same; 1st floor two stores and U. S. Post Office Finance Station, 90 persons; 2nd floor, two families and dentist office; and

WHEREAS, the applicant contends that it is proposed to alter the building for use as described in application for a zoning variance filed under Cal. 294-49-BZ; that the undivided floor area on the first floor will exceed the permissible area by only 415 square feet; that the proposed one-story extension will have an area of only 864 square feet; that if this portion of the first floor area that does not have a dwelling above it were subtracted from the store area on the first floor, the balance would be less than the permitted 3,000 square feet; that the portion of the store on Lot 34 will be separated from the store on Lot 36 by a 3-hour fire door and masonry wall but no connection between the cellars of both stores; that the entire ceiling of the post office and the partition between the post office and the adjoining store on the same lot will be fire-retarded; that the character of the proposed use is of a non-hazardous nature.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1535-48, Objection 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under Cal. 294-49-BZ shall be complied with; that the portion of the store on Lot 34 shall be separated from the store on Lot 36 by a three-hour fire door and the masonry wall as proposed and as shown; that there shall be no connection between the cellars of the two stores; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 294-49-BZ as to area coverage.

331-49-A

APPLICANT—Burke, Morrison and Green, for Oakland Hills Estates, Inc., Truman Homes, Inc., and Mandred Associates, Inc., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard southeast corner of 86th street; 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue; 86-08 to 86-10 Astoria boulevard and 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street; 85-08 to 85-14 Astoria boulevard; 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Edwin J. Dressner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (331-49-A)

WHEREAS, Burke, Morrison and Green for Oakland Hills Estates, Inc., Truman Homes, Inc. and Mandred Associates, Inc., owners, filed April 20, 1949 an appeal from decisions of the borough superintendent, affecting premises 87-04 to 87-10 25th avenue and 25-03 to 25-23 87th street, southeast corner (Block 1361, Lot 1); 25-04 to 25-24 87th street and 86-12 to 86-18 25th avenue, southwest corner (Block 1360, Lot 6); 86-14 to 86-20 Astoria boulevard, southeast corner 86th street, 24-50 to 24-56 87th street and 86-09 to 86-17 25th avenue; 86-08 to 86-10 Astoria boulevard; 24-49 to 24-59 86th street, southeast corner and 86-03 to 86-05 25th avenue (Block 1098, Lot 40); 24-38 to 24-60 86th street, 85-08 to 85-14 Astoria boulevard; 24-35 to 24-51 85th street, southeast corner of Astoria boulevard (Block 1097, Lot 31); Jackson Heights, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated March 29, 1949 acting on N. B. Applications 1337-1338-1339, 1340 and 1341-49 reads:

"1. The erection of a frame building in the fire limits in contrary to section 4.1.2 of the Building Code.

2. The use of 2" beams in the fire limits is contrary to Sec. 7.1.4 of the Building Code."

and

WHEREAS, the decision of the borough superintendent dated March 29, 1949 acting on N. B. Applic. 1336-49 reads:

"1. Outside the fire limits not more than two frame dwellings are permitted to be erected contiguously. Sec. 4.1.3 (2a) Building Code."

and

WHEREAS, the decision of the borough superintendent dated March 29, 1949 acting on N. B. Application 1335-49 reads:

"1. Outside the fire limits not more than two frame dwellings are permitted to be erected contiguously. Sec. 4.1.3 (2a) Building Code."

and

WHEREAS, the applicant states that the premises consist of lot 6 in block 1360, 100 ft. by 260 ft. in area, lot 1 in block 1361, 200 ft. by 260 ft. in area, lot 31 in block 1097, 213.5 ft. by 312.79 ft. in area, lot 40 in block 1098, 200 ft. by 140 ft. in area; that the premises are located in business and residence use, C and D area, class ½ and ¾ height

MINUTES

districts, which it is proposed to develop with a series of 55 two-family two-story frame dwellings, 24 ft. in height and for the accessory parking of motor vehicles; and

WHEREAS, the applicant contends that the dwellings proposed to be erected will be two-family units separated from each other by masonry walls 12 inches thick in the cellar and 8 inches to the underside of the roof; that the exterior walls will be of masonry veneer not less than 4 inches thick and where the 8 inch dividing walls occur, the masonry veneer at such dividing walls will be fire stopped; that inasmuch as all structures to which these objections apply will be restricted to residence uses, it is requested that the Board exercise its power to vary the Building Code so as to permit the proposed construction.

Resolved, that the decision of the borough superintendent acting on N. B. Applications 1337 to 1341-49 inclusive, objections 1 and 2, and the decision of the borough superintendent acting on N. B. Applic. 1336-49, objection 1, and the decision of the borough superintendent acting on N. B. Applic. 1335-49, be and they hereby are *modified* and the appeal be and it hereby is *granted* permitting the construction of buildings as proposed and as shown on plans filed with this appeal marked "Received April 26, 1949," 16 sheets, *on condition* that the requirements of the resolution adopted this day under Cal. 330-49-BZ are complied with and in all other respects, the buildings and occupancies comply with all laws, rules and regulations applicable thereto; that buildings proposed to be erected in the portion of the premises zoned for business use may be erected as proposed provided no business use is maintained in such buildings and otherwise shall comply with the requirements as herein modified for similar buildings as proposed to be erected on the portions of the plot outside the fire limits; that as to all residential buildings, the masonry dividing walls shall be carried up to the underside of the roof boarding and down to the lowest grade with any openings in the cellar or crawl spaces protected with fireproof door assemblies.

454-49-A

APPLICANT—F. Hale Atkinson, for Reif-Wal Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35, General City Law re bed of mapped street - proposed widening of 96th street).

PREMISES AFFECTED—95-17 to 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Solovay and Aaron I. Berk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (454-49-A)

WHEREAS, F. Hale Atkinson for Reif-Wal Realty Corp., owner, filed June 10, 1949 an application pursuant to section 35 of the General City Law to permit the maintenance of a building in the bed of a mapped street (96th street), affecting premises 95-17 and 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 10, 1949 acting on Alt. Applic. 1183-49 reads:

"1. The issuance of a C.O. for a building partly in the bed of a mapped street is contrary to sec. 35, General City Law."

and

WHEREAS, the applicant states that the building is 4 stories, 44 ft. in height, 40 ft. by 90 ft. in area, of class 3 construction, erected in 1926, on a lot 40 ft. by 100 ft. in area in a business use, C area, class 1-1/4 height district, and used and occupied since 1926 as follows: cellar—boiler room; 1st floor—3 stores and two families; 2nd, 3rd and 4th floors—dwelling—4 families per floor; no change in use or occupancy is proposed; and

WHEREAS, the applicant contends that the building is an existing new law tenement located in a business use district; that permission is asked to continue the use of the building extending 5 ft. into the proposed widening of 96th street; and

WHEREAS, C.O. 27122 issued December 18, 1926 upon completion of work under N. B. 9922-26 permits the following use and occupancy; 1st floor—store; 2nd, 3rd and 4th floors—tenement.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1183-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the continuation of that portion of the building as permitted by the Department of Housing and Buildings under N.B. 9922-26, to be continued within the proposed widening of 96th street; that in the event there is a widening of 96th street, no claim shall be made except for the value of that portion of the building so taken based on the cost of erection in 1926, as may be determined by the court, less amortization at the rate of 5% per annum from the date of erection to the date of taking. (See amendment adopted July 22, 1949).

526-49-A

APPLICANT—Carl V. Linn, for Jones & Laughlin Steel Service, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—34-21 Review avenue, northeast corner of 35th street, (Block 297, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Carl V. Linn.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (526-49-A)

WHEREAS, Carl V. Linn, for Jones & Laughlin Steel Service, Inc., owner, filed July 1, 1949, an appeal from a decision of the fire commissioner, affecting premises 34-21 Review avenue, northeast corner of 35th street (Block 297, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, the decision of the Fire Commissioner, dated June 23, 1949, reads:

"2. Plan shows the system to be of the direct type with compressor and cooling coils located in cellar and with a system of ducts extending from cellar to 2nd floor."

and

WHEREAS, the applicant states that the proposed building will be 90 ft. by 50 ft. in area, two stories and cellar, 27 ft. in height, Class 3 construction, on a lot 200.21 ft. by 135.52 ft. deep, in an unrestricted use, A area, Class 1 1/2 height district, to be used and occupied: Cellar, air conditioning equipment and boiler; 1st floor—offices, 54 persons; 2nd floor, offices, 21 persons; that the building will be provided with two interior 44 inch wide fireproof enclosed steel pan stairs, equipped with kalamein, self-closing doors leading direct to street, one of which stairs will lead to roof bulkhead and the other will be provided with a ladder and scuttle to the roof; and

MINUTES

WHEREAS, the applicant contends that it is proposed to install a direct type air conditioning system in the two-story office building now being erected on the premises; that the ducts will be enclosed in three-hour fireproof partitions and will lead direct from cooling coils to the second floor and be equipped with fusible links and automatic dampers at each floor level; that the duct work to first and second floors will be completely separated and fireproofed; that there is nothing in the machinery room to create a fire or support combustion; and

WHEREAS, the plans filed with this appeal indicate proposed installation of two Yorkaire #1501 package units, each comprising three compressors, each compressor to contain 15 lbs. of F-12 or in the event that "Carrier" packages are installed, they will consist of two compressors for each package, each compressor to contain 19½ lbs. of F-12; each floor will be served by a separate package unit.

Resolved, that the decision of the fire commissioner, dated June 23, 1949, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the ventilating system shall be maintained substantially as proposed and as indicated on plans filed with this appeal marked "Received July 1, 1949," 4 sheets, and to the satisfaction of the fire commissioner.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

447-37-SA

APPLICANT—Robert D. Marx, owner.

SUBJECT—Bomar Fill Pipe Terminal for Gasoline, approval of.

APPEARANCES—

For Applicant: Robert D. Marx.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (447-37-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 11, 1949

Re: Cal. 447-37-SA

Subject: Bomar Fill Pipe Terminal for Gasoline.

Robert D. Marx, owner, filed September 16, 1937, an application with the Board of Standards and Appeals for approval of the Bomar Fill Pipe Terminal for Gasoline under the provisions of C19-59.0f Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

This application was dismissed by the Board December 16, 1947, for lack of prosecution and reopened by vote of the Board July 20, 1948.

Purpose

The purpose of this appliance is for use as a fill pipe terminal for gasoline storage systems.

Description

This appliance consists of a valve body having a generally hollow tubular shape, provided with cooperating valve members intermediate between the ends of the body. One of the valve members is connected with a rotatable body to which the threaded hose fitting is connected so that when the thread connection is tight a slight further turn of the hose fitting causes the valve to open and when the hose fitting is backed off slightly the valve is closed by the first portion of the turning movement. An indicator is provided to show when the valve is open or closed. It assures the valve being left in a closed position since the hose fitting cannot be removed or unscrewed until the valve is first closed.

Inspection and Test

This valve was inspected and tested at 1620 Queens Boulevard and found to operate as designed and to comply with the requirements of C19-59.0f which read: "The intake of a filling pipe shall be located in a heavy metal box which shall be sunk flush with the sidewalk at the curb level or at some other location offering equal facilities for the filling of the tank from the barrel wagon and with a screw cap to close the opening when not in use. The filling pipe shall be provided with a screen made of two thicknesses of 20 mesh brass wire gauze placed immediately below the filling cock or valve."

Further inspection and test was made at the office of the Board. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts.

Recommendation

On the basis of the inspection, test and data filed by the applicant, the Committee on Test recommends the approval of the Bomar Fill Pipe Terminal for use in New York City with gasoline storage systems, when installed in accordance with this report and the requirements of C19-59.0f Administrative Code and the requirements of Sect. 7.4.4. of the Oil Burner Rules, provided the cover be marked with the word "Gasoline" in ½ inch letters raised at least 1/16 inch and the calendar number, "447-37-SA". Section 7.4.4 of the Oil Burner Rules, reads "Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left handed thread and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks."

The Committee further recommends that a separate application be filed for the use of the fill box with fuel oil.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

John A. Darts, Jr.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

179-43-SM

APPLICANT—Central Station Signals, Inc., for The Protectowire Co., owner.

SUBJECT—Protecto Wire Heat Sensitive Cable, approval of (reopened February 1, 1949 re amendment of resolution).

APPEARANCES—

For Applicant: James H. McDowell.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (179-43-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 29, 1949

Re: Cal. 179-43-SM

Subject: Protecto Wire Heat Sensitive Cable approval of, reopened February 1, 1949

The Protectowire Company owner filed April 17, 1943 an

MINUTES

application with the Board of Standards and Appeals for approval of the Protectowire (Heat Sensitive Cable) for use in Fire Alarm Systems under the provisions of C26-178.0.b Administrative Building Code and the Rules of the Board of Standards and Appeals. This material was approved by the Board for voluntary use in New York City in buildings when the assessed value thereof does not exceed \$25,000.

The applicant requested a reopening of the case to permit the installation of protecto wire in unlimited risks.

The application was reopened by a vote of the Board February 1, 1949.

Description

This material is a heat sensitive cable composed of two conductors each coated with a thermo plastic more particularly described in the resolution of July 20, 1943. The conductors are assembled in spiral windings and are wrapped with two layers of cellophane tape over which a covering of conventional cotton braid is woven and finally lacquered. This material has been approved by the Underwriters Laboratories Guide #3819 16.20 File S 480.

Inspection and Test

This material was inspected and tested by the Committee on Test at 71 West 23rd Street and found to perform as designed. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test Deputy Chief Inspector Richard Lent of the Fire Department and James H. MacDowell representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the amendment of the resolution of July 20, 1943 approving of Protecto Wire (Heat and Sensitive Cable) for use in New York City for the Automatic Detection of fire when installed, maintained and supervised by an Approved Central Office Operating Co. when said protecto wire is connected by approved detecting and transmitting devices provided a label is attached to the control panel or cabinet reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 179-43-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

John A. Darts, Jr.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 20, 1943, in accordance with the above report.

476-44-SM—Vol. III

APPLICANT—United States Gypsum Co., owner.

SUBJECT—USG ½" V Edge Tongue and Groove Rocklath, (reopened March 1, 1949 re amendment of resolution).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (476-44-SM—Vol. III)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 6, 1949

Re: Cal. 476-44-SM, Vol. 3

Subject: Amendment of Resolution to include approval of U.S. Gypsum Co. ½" V Edge Tongue and Groove Rocklath in their 2" Solid Long Length Rocklath and Plaster Partition.

The United States Gypsum Company, New York, requested by letter dated December 22, 1948, that the Board reopen and amend the resolution adopted by the Board, November 28, 1944 and further amended June 11, 1946, April 15, 1947 and July 22, 1947, to include approval of U.S. Gypsum Company ½" thick V Edge Tongue and Groove Rocklath in their 2" solid Long Length Rocklath and Plaster 1 Hour Fire Resistive Non-Load Bearing Partition system previously approved. The application was reopened by vote of the Board, March 1, 1949.

Description

The ½" thick V edge tongue and groove long length Rocklath is a gypsum board consisting of commercially pure gypsum stucco faced on each side with a specially designed paper surface, suitable for a gypsum plaster base. The board is made of the same paper and gypsum stucco and at the same mills as the square edge Rocklath board previously tested and approved for use in this 2" partition system.

The V Edge Tongue and groove feature of the long edges consists of a blunt triangular point on one edge with the altitude of the triangular point ⅛" maximum and 3/32" minimum, and a matching groove on the opposite long edge. The boards are 24" wide and stretch from floor or base runner to ceiling runner in one piece with a maximum length of 12 feet. When used in the partition system, the vertical edges of the boards are tightly fitted together, the tongue of one fitting closely into the groove edge of the adjacent board. This serves as the core of the 2" partition which is then plastered on each side of the Rocklath with a scratch and brown coat of gypsum plaster, and a finish coat. The scratch coat, applied ¼ to ⅜" thick, consists of 1 part of United States Gypsum Company Red Top Gypsum Plaster to 1 part sand by weight, or 1 part gypsum to .62 parts sand by volume. The brown coat, applied ⅜" to ½" thick consists of 1 part U. S. Gypsum Company Red Top Gypsum Plaster to 2 parts sand, by weight, or 1 part gypsum to 1.24 parts sand by volume. A 100 lb. bag of U. S. Gypsum Company Red Top Gypsum Plaster is 1.61 cubic feet in volume. The Finish coat, applied 1/16 to ⅛" in thickness, consists of U. S. Gypsum Company Red Top Lime fully hydrated made into putty, and gauged with 33% U. S. Gypsum Company gauging plaster by volume. The finished thickness of the partition is 2" overall.

U. S. Gypsum Company slotted ceiling runner with U. S. Gypsum Company hairpin clips and U. S. Gypsum Company flush type 18 gauge 2½" high metal base completes the assembly tested. No permanent bracing clips of any type shall be applied between the boards which will tend to open up the joints between adjacent boards.

Details of approved alternate base and ceiling runners are published in the resolution.

Inspection and Test

The manufacture of the V edge board and gypsum plaster was inspected by J. A. Darts, Engineering Division, Committee on Test, at the New Brighton, Staten Island, plant of the United Gypsum Company on April 12, 1949, and boards and plaster for test panels were marked for identification. A test panel for the standard one-hour fire endurance test and a duplicate panel for the standard hose stream test, all as required by Section C26-609.0 Alternative Test method were erected at the Engineering Experiment Station of the Ohio State University by regular workmen under the supervision of the University Testing Authorities. The standard fire endurance and hose stream tests in accordance

MINUTES

with Section C26-609.0 of the Administrative Code as amended by General Resolution of the Board March 25, 1947 to follow ASTM test procedure C19-41, were conducted by the University testing authorities in the presence of Commissioner E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test; H. P. Armus, Division of Analysis, Bureau of the Budget, and Messrs. William Bainbridge, R. Wasson and G. Baker, representing the applicant, on June 8 and 9, 1949 at the Engineering Experiment Station, Ohio State University, Columbus, Ohio. The panel failed in the fire test by the temperature rise of a single face thermocouple at 1 hour, 18 minutes and 46 seconds, which is a longer period than that obtained on previous tests of the square edge board in the identical partition assembly, and is in excess of the 60 minutes required to comply with ASTM C19-41.

In the hose stream test, an identical panel on June 9, 1949, was subjected to fire in accordance with the standard time temperature curve for 30 minutes, then subjected to a hose stream delivered thru a 2½" hose equipped with a 1⅛" smooth bore play pipe at a pressure of 30 lbs. per square inch for 1 minute. As required to comply with ASTM C19-41 no water passed through the partition.

On instructions of Commissioner Kleinert and J. A. Darts, Jr. before running the fire endurance test, a small sample of the plaster was removed from the face of the partition panel to determine the free moisture content of the plaster in the panel. This was dried to constant weight for 168 hours at 100°F. and showed the plaster in the partition at time of test to have a free moisture content of .0098 of 1 percent.

Prior to assembling the test partition panels, 6 sections of the Rocklath were weighed and then dried to constant weight. Results showed the board to have a free moisture content of .270 to .421 of 1 percent.

In addition to the requirements of Section C26-609.0 and ASTM C19-41, an impact test for structural strength was conducted on a similarly constructed panel 8' 0" high by 10' 2" long on June 9, 1949. This panel was built at the same time as the fire endurance and hose stream test panels and by the same workmen.

A 60 pound sandbag was suspended from a point even with the top of the panel in such a manner that the center of the bag was in line with and just in contact with the center of the panel. The effective radius of swing was 48 inches. The amount of instantaneous deflection at each impact and the accumulative permanent set were recorded by a totally damped dial deflection gauge. The results of the successive impacts are as follows:

Rise of Bag above center impact point	Impact in foot pounds	Instantaneous Deflection	Cumulative Permanent
3	15	.055 in.	.002 in.
6	30	.086	.003
9	45	.102	.003
12	60	.124	.003
15	75	.161	.009
18	90	.202	.019
21	105	.218	.022
24	120	.272	.035
60° angle from vertical	120	.288	.042
90° angle from (ceiling)	240	.430	.063

These results are well within the Board's allowable deflection limit of one-one-hundredth of the total height or in this case, .96 inches. A small hairline crack about 1 foot long occurred in the opposite side of the panel at the impact point on the last impact but otherwise there was no structural change.

The applicant also submitted a record of instantaneous and permanent set of a similarly constructed partition in size 14' 2" long x 8' 0½" high, erected and tested at Astoria Houses of the NYCHA on February 4, 1949 and witnessed and tested by the NYCHA. Similar testing procedure with a

60 lb. sandbag falling from the ceiling gave a maximum instantaneous deflection of .165" and a permanent set after 10 blows of .0085.

Recommendation

On the basis of the inspection and fire and hose stream and impact tests made and the data filed by the applicant, all of which shows the V Edge Long Length Rocklath, when used in the applicant's 2" Solid Long Length Rocklath and Plaster Partition to be superior to the square edge Rocklath previously approved for use in this system, the Committee on Test recommends that the resolution adopted by the Board November 28, 1944, and amended June 11, 1946, April 15, 1947, and July 22, 1947, be further amended to include approval of the applicant's 2" Solid Long Length Rocklath and Plaster Partition when constructed using United States Gypsum Company's ½" thick V Edge Tongue and Groove Long Length Rocklath as a 1-hour fire-restrictive non-load bearing partition, complying with the requirements of Section C26-636.0.C of the Administrative Building Code, on condition that the partition is constructed of United States Gypsum Company materials and in the manner described in the report of the Committee on Test, and all other requirements of the resolution are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 28, 1944, as *amended* through July 22, 1947, in accordance with the above report.

898-46-SA

APPLICANT—Economy Pumps, Inc., owner.

SUBJECT—Economy Pumps, (Sewage Ejectors), approval of.

APPEARANCES—

For Applicant: John Rinklin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (898-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1949

Cal. 898-46-SA

Subject: Economy Pumps (Sewage Ejectors), approval of.

Economy Pumps, Inc., of Hamilton, Ohio, filed November 21, 1946, an application with the Board of Standards and Appeals for approval of Economy Pumps (Sewage Ejectors) under the provisions of C26-178.0b and C26-1316.0 Administrative Building Code.

Purpose

The purpose of this appliance is to raise and transfer sewage.

Description

The Economy Non-Clog Sewage Ejector is a centrifugal pump designed to pass and discharge large solids. The body of the pump is cast iron with a two blade non-clogging type cast iron impellar held in place on an alloy steel shaft, turned and ground, which is keywayed and threaded on the bottom with a lock nut. The pump shaft is supported by a

MINUTES

radial ball thrust bearing and is guided by ball or sleeve bearings, and is driven by a motor and is cemented by a flexible coupling to the pump shaft. The inter-mediate and lower bearings are grease or water lubrication.

The Sewage Ejectors are made in the following styles and sizes:

- a. Vertical enclosed shaft submerged in the sewage.
- b. Vertical open shaft for operation outside of sewage receiver.
- c. Horizontal open shaft for operation outside of sewage receiver.

These pumps are made duplex or single; three and four inch pumps have sealed bearing support cages. Larger sizes are equipped with a stuffing gland immediately above the impellar.

The motors are usually single phase capacitor type. Squirrel cage polyphase motors continuous 40° rated across the line type are standard.

The controls consist of High Water Alarm, Gas Tight Float Switch, Mechanical Alternator. A Water Tight Float Switch is used in extremely deep atmospheres.

The pumps are made in sizes as follows: 3 SSV, 4 SVL, 4 SSV, 6 SVL, 6 SSV, 8 SSV, 10 SSV and 14 SSV. The discharge gallonage runs from 50 GPM to 17400 GPM based on motor R.P.M.

Inspection and Test

Models of these pumps were inspected and tested at the sewage pumping station of the Borough of Brooklyn at Bond and Nevins Streets and Gowanus Canal in Sewage Pumping Station and found to operate as designed. Present at this inspection were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber of the Committee on Test, Herman B. Ferguson of the Department of Housing and Buildings and Edward E. Quimby representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant the Committee on Test recommends the approval under C26-19.0.a of the Economy Pump Sewage Ejectors as having met the requirements of C26-1315.0 provided that all materials shall comply with the requirements herein. That all motors shall have suitable controls and characteristics for the load required and that all wiring shall meet the requirements of the Department of Water Supply, Gas & Electricity of New York City. It is further recommended that each unit shall bear a label of metal reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 898-46-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

169-47-SM

APPLICANT—Wade Manufacturing Co., owner.

SUBJECT—Wade Hydrafilter Grease Interceptor, approval of.

APPEARANCES—

For Applicant: George Greer.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (169-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 16, 1949

Re: Cal. 169-47-SM

Subject: Wade Hydrafilter Grease Interceptor, approval of.

Wade Manufacturing Co. of Elgin, Ill., filed February 26, 1947 an application with the Board of Standards and Appeals for approval of the Wade Hydrafilter Grease Interceptor under the provisions of C26-1260.0 Administrative Building Code.

Description

The interceptor consists of a cast iron body, baffle and cover. The body is taped for inlet, gas and air vents; the T-shaped baffle channel is cast in one piece and is readily removable for cleaning; the tubes are of steel and are upset and pressed through the channel.

The direction of flow through the trap is first into the inlet channel around the tubes which penetrate through the channel and then into the cross channel which forms the T. There the waste liquid flows to both wings of the T, fills up to the top of the weir spills over against the tension tubes and falls down into the main body of the interceptor.

The wastes entering the trap consist of water, air, grease and food particles moving at a high velocity. This solid, fast moving jet enters the leg of the T-shaped channel and encounters the tubes. The tubes are baffles which smoothly break up this solid jet into streams flowing in all directions without shock. The velocity of the flow of waste liquids is reduced sufficiently to permit all air bubbles to rise to the top of the trap. The escape of the air bubbles reduces turbulence. Freed of air, the wastes flow to the channel forming the cross of the T, where they are divided, passing under the diagonal stilling baffles to flow both left and right to the end of the T. This division of the waste into two columns further reduces velocity without shock or splattering. As the mixture rises to flow over the weir, the heavy dense solids such as broken glass, china chips, bone fragments and dirt settle out and are deposited. The Hydra-Filter has: removed the air; prevented splattering and turbulence; reduced high velocities; and provided a receptacle for the heavy solids. After the mixture flows over the weir and begins its course down through the tubes, grease will adhere to the tubes and gradually accumulate to form the filter layer. This action takes place because, while both grease and water will adhere to steel, grease has a "preferential-wetting" property over water. As the mixture of grease and water contacts this grease filter, mixture globules form and fall through the grease filter with the bulk of the grease being wiped out of the waste liquids. This is the first of HydraFilter's double grease-intercepting actions: hydraulic filtering.

Any remaining fine particles of grease which escaped the filter action pass on to the body of the trap where velocities are reduced sufficiently to permit them to rise by gravity and join the main storage grease layer in the main body of the trap. This is the second action: conventional gravity separation of liquids.

The grease which creates the filter layer around the tubes accumulates until it extends down to the bottom of the channel. There it breaks off in chunks and rises by gravity to join the grease storage layer in the main body of the trap. This storage grease is skimmed off at proper service intervals and salvaged. It can be used for making soap and other chemical products.

The function of any drainage system is to carry the soft waste solids normally contained in the waste liquids through the entire system to the sewer. Any interference with this function defeats the entire purpose of drainage. Therefore, the HydraFilter was designed so that it intercepts only grease and those heavy solids which might become lodged in bends and thus clog the piping. The smooth, unobstructed bottom, (there is no baffle within 5" of the bottom) gives

MINUTES

free passage to light solids such as bits of lettuce, potato peelings, etc. They are ejected with the waste water. In this way the Wade HydraFilter qualifies as an integral part of the drainage system.

Inspection and Test

This grease interceptor was inspected and tested at the plant of the applicant at Elgin, Ill. and found to operate as designed. Present at the test were Commissioner Charles M. Blum, Fire Chief Guinee and Chief Engineer Leslie V. Huber of the Committee on Test and James C. Wade representing the applicant. The material was found to function properly and to prevent grease from entering the sewer. Special attention must be paid to cleaning these traps at regular intervals.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Wade HydraFilter Grease Interceptor for use in New York City when installed in accordance with the requirements of Art. 15 of the Administrative Building Code provided the material bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 169-47-SM," and in addition thereto, there shall be provided a metal plate with raised letters reading as follows: "Clean Trap Twice Weekly."

(Sgd.) CHARLES M. BLUM,
Commissioner,
TIMOTHY P. GUINEE,
Deputy Fire Chief,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1036-47-SM

APPLICANT—M. J. Wilkoff, owner.
SUBJECT—Lox-tite Flexible Gas Range Connector, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1036-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 20, 1949

Re: Cal. 1036-47-SM

Subject: Lox-tite Flexible Gas Range Connector.

M. J. Wilkoff, owner, filed December 5, 1947 an application with the Board of Standards and Appeals for approval of the Lox-tite Flexible Gas Range Connector under the provisions of C26-178.0.b, C26-1330 and C26-1331, Administrative Building Code.

Purpose

Purpose of this material is to provide a flexible fitting between gas range and wall or floor outlet to permit the moving of the range without disconnecting piping.

Description

These connectors are made of aluminum flexible tubing Alcoa 3SO with .049 or .065 inches wall thickness. The

fittings are made of brass with 45° flare and 45° seat on the fittings. There is a 3/4 inch female elbow on one end constituting a union and a 3/4 inch female straight adapter on the other end and which also has a self contained union.

Inspection and Test

This material was inspected and tested at the office of the Board and was subjected to a bending test whereby the connector was forced to withstand repeated bends of 360°. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and M. J. Wilkoff, the owner. The appliance has been approved by the American Gas Association, Report H105-103.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Lox-tite Flexible Gas Range Connector for use in New York City when manufactured in accordance with this report and installed in accordance with the requirements of Art. 15 Administrative Building Code, provided the device bears a label or stamp reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1036-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

108-48-SM

APPLICANT—Westinghouse Electric Corp., owner.
SUBJECT—Micarta (Decorative Surface), approval of.
APPEARANCES—

For Applicant: E. J. Maroney.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (108-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 5, 1949

Re: Cal. 108-48-SM

Subject: Micarta Decorative Wall Covering.

The Westinghouse Electric Corporation, owner, filed January 30, 1948 an application with the Board of Standards and Appeals for approval of Micarta, a high pressure laminated plastic under the provisions of C26-667.0.3, 7a, 8 and C26-178.0.b Administrative Building Code.

Purpose

The purpose of this material is for use as a decorative wall covering other than in stairways and corridors.

Description

Micarta is a high pressure laminate consisting of layers of paper impregnated with resins and pressed at 1500 to 2000 PSI into a dense laminate having the properties of high resistance to abrasive wear, scratches, dents, heat and staining.

The surface paper is decorative and impregnated with Melamine Formaldehyde. In the case of printed patterns,

MINUTES

an additional sheet of melamine is overlaid on top of the surface sheet. The core sheets are plain kraft paper impregnated with Phenol Formaldehyde.

This product is intended for use as decorative wall coverings, panels, and wainscoting when firmly bonded to incombustible or approved fire-resistive material such as plaster, Kaylo, cement, asbestos, metal, treated plywood, etc. The adhesive used in bonding the Micarta is a phenolic resin.

The product is manufactured in sheets 30" x 60" and 1/16" thick, 30" x 84", 36" x 72", 36" x 84" and 48" x 96".

Inspection and Test

Inspection and test of the material was made at the office of the Board and found to comply with the specifications herein. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of this material Micarta for use as decorative covering for wall panels, wall coverings and wainscoting as a substitute for wood veneer and interior trim, other than stairways and corridors, when bonded to an incombustible or approved fire resistive material for use under the requirements of C26-667.3, C26-667.7a, C26-667.8 of the Administrative Building Code, provided the material be manufactured and installed in accordance with this report and that the Bill of Lading accompanying the sheets delivered be marked, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 108-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

139-48-SA

APPLICANT—The R. C. Mahon Company, owner.

SUBJECT—R. C. Mahon Paint Drying Oven, Gas Fired, approval of.

APPEARANCES—

For Applicant: E. Bordinat.

ACTION OF BOARD—Appliance approved in accordance with report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (139-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 14, 1949

Re: Cal. 139-48-SA

Subject: R. C. Mahon Paint Drying Oven, Gas Fired, Approval of.

The R. C. Mahon Company of Detroit, Michigan, filed, January 22, 1948 an application with the Board of Standards and Appeals for approval of the R. C. Mahon Paint Drying Oven, Gas Fired under the provisions of C26-178.0.b. and Article 12, Heating Appliances, Combustion and Chimneys, of the Administrative Building Code and the Rules of the Board covering the Use of Equipment for Spraying of Paint, Varnishes, Lacquers and other Flammable Surface Coatings and the Storage of Such Materials.

Purpose

The purpose of this appliance is for the drying of paints, etc., applied to manufactured articles.

Description

This oven is employed to dry off and finish bake painted sheet metal parts. The oven consists of three separate enclosures assembled together to form one single rectangular structure 93 feet by 44 feet by 8 feet in height. These enclosures are as follows:

- (1) A high temperature enclosure operating at about 350-400 degrees Fahrenheit having dimensions of approximately 62 feet by 30 feet by 8 feet. This enclosure will hereafter be called the "Bake Oven."
- (2) A low temperature enclosure operating at 150 to 200 degrees Fahrenheit having dimensions of 120 feet by 10 feet by 8 feet. This enclosure will hereinafter be called the "Set Oven." The oven is L shaped, being bent around two sides of the bake oven.
- (3) An enclosure wherein is housed the fans, heaters and control equipment for the bake oven and the set oven. This enclosure will be called the Equipment House. The equipment house is approximately 18 feet by 28 feet by 8 feet high.

The work to be dried or baked is carried through the oven on a trolley type chain conveyor complying with all legal requirements. The oven structure being mounted on the roof of the plant, the conveyor enters and exits from the oven through holes in the plant roof and oven floor.

The walls, floor and ceiling of the bake and set ovens, and the walls of the oven equipment house are of double wall construction with an insulating layer of glass wood ranging from 2 to 6 inches in thickness in the center. The inner and outer walls are constructed of R. C. Mahon Roof Deck which are ribbed panels, 1 foot wide, fabricated of 20 gauge galvanized sheet steel. Lengths of individual panels vary from 8 to 44 feet. The roof of the oven equipment house is constructed of a single layer of 20 gauge R. C. Mahon Roof Deck. The floor of the oven equipment house is constructed of 3/16 sheet steel plates.

All walls, floors and ceilings are supported by structural steel platform, elevated to provide clear space of approximately twelve inches above the roof. Loads are transferred to the building through short steel columns located above the column centers of the factory building.

Air from the oven enclosure is withdrawn by a centrifugal blower, mixed with a smaller portion of fresh outside air and is then blown through a Surface Combustion scroll type direct fired gas heater. After leaving the heater the air is conveyed through a system of ducts which uniformly distributes the heated air to all sections of the heated enclosure. At a remote point air is withdrawn from the oven enclosure by a blower and exhausted to the atmosphere. The operation of the bake oven and the set oven is identical except that the bake oven uses larger fans and a larger heater than the set oven. The set oven employs a Surface Combustion S33-S1000 heater and the bake oven employs a S-60-D 3000 heater.

The temperatures in the bake and set ovens are controlled by thermocouple actuated Brown Instrument "Electronic" potentiometer controllers. These instruments are designed to "fail safe." In case of electronic tube failure in the instrument or the breaking of the thermocouple circuit the controller will cause the gas to be turned to minimum position.

In addition to miscellaneous blowers, motors, and filters, control equipment which is identical for both bake and set ovens, consists of the following: air flow switches, vaporstats, time delay relays, Brown Instrument electronic Protectoglo flame failure detection system, ignition transformers, and Maxon Premix magnetic latch-manual reset gas valves. The circuit and equipment are arranged to give the following action: (a) Equipment must be started manually with an operator standing at the heater. (b) In case of operation of any safety devices the system must be re-

MINUTES

started manually by the operator who must go to the heater to re-start. (c) At the start up the time delay relay provides for a complete exhaust and replacement with fresh outside air of the oven enclosure before the gas valve can be opened. (d) In case of flame or gas failure the protecto-glo turns off the gas valve. (d) In case of failure of fresh air supply and circulation blower or exhaust blower, the gas is automatically turned off by the air flow switches.

Inspection and Test

Inspection and tests were made at the Etched Products Corporation plant, Long Island City, New York, February 24, 1948. Present at the tests were L. V. Huber, Chief Engineer, and J. A. Darts, Jr., Engineering Division, Committee on Test; and Messrs. E. Weinshenker and E. Bordinat representing the applicant. This oven was found to operate as designed and to be equipped with safety controls as required by the Rules of the Board.

Recommendation

On the basis of the foregoing inspection and the data filed with the application, the Committee on Test recommends the approval under C26-191.0 of the R. C. Mahon Paint Drying Oven, Gas Fired, provided the ovens and appurtenances are installed in accordance with the requirements of Article 12 of the Administrative Code and the Rules of the Board covering the Use of Equipment for Spraying of Paint, Varnishes, Lacquers and other Such Flammable Surface Coatings and the Storage of Such Materials and provided further that the oven shall be properly located and supported in accordance with the Administrative Building Code that there shall be installed between the surface Combustion heaters and the oven distributing duct a stainless steel screen of 40-40 mesh, far enough away so that the flame will not impinge on it, and all conveyors shall comply with the requirements of the Code and with the Labor Law and each oven shall bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 139-48-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

171-48-SA

APPLICANT—Perfection Stove Company, owner.

SUBJECT—Superfex Suspended Heating Unit (Ceiling Furnace) Model 550, approval of (reopened March 29, 1949 re amendment of resolution as to improved Model 550).

APPEARANCES—

For Applicant: W. R. Wright, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (171-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 19, 1949

Re: Cal. 171-48-SA

Subject: Superfex Suspended Heating Unit (ceiling furnace) Improved Model 550.

The Board of Standards and Appeals on May 4, 1948, approved the Superfex Suspended Heating Unit (ceiling furnace) Model 550 for use in New York City in domestic and commercial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce Standards, except as precluded in C19-72.0 Administrative Code. The applicant now requests approval of an improved model so designed as to meet the requirements of C19-72.0. The application was reopened by vote of the Board on March 29, 1949.

Description

This oil fire furnace is similar to that approved by the Board on May 4, 1948, except that it has been improved by the addition of a 40-40 mesh safety gauze screen (brass) over the oil burner air intake to eliminate any possibility of ignition from the flame in the combustion chamber of flammable vapors surrounding the unit. The device has been approved by the Underwriters Laboratories, Inc. for installation in garages and service stations.

Inspection and Test

This device was inspected and tested, as improved at 169 E. 98th Street on April 7, 1949. Present at the test were Chief Engineer L. V. Huber and John A. Darts, Jr., of the Committee on Test and William R. Wright, Jr., representing the applicant. The burner was properly protected with safety gauze and was located 8 ft. above the garage floor and connected by duct to the outer air and to the chimney.

Recommendation

On the basis of this inspection and test and the additional data submitted by the applicant, the Committee on Test recommends the amendment of the resolution of May 4, 1948, by adding to the report of the Committee on Test, that the Committee on Test recommends the approval of the Superfex Improved Model 550 Suspended Heating Unit (ceiling Furnace) for use in New York City in domestic, commercial and industrial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce Standards and in garages and gasoline stations, when the flame in the heater is located at least 8 ft. above the floor, provided that a return air duct shall be provided 2 ft. above the floor; all electrical connections of explosion-proof type and all gasoline storage systems shall be installed in accordance with the requirements of C19-72.0 and that all furnaces for use in places of explosive atmospheres be equipped with a 40-40 mesh screen over the oil burner combustion air intake.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 4, 1948, in accordance with the above report.

437-48-SM

APPLICANT—James B. Hanley and Max Kotzen, owners.

SUBJECT—Esax Hopper Ring (ring slab for Toilet Bowl), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (437-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 23, 1949

Re: Cal. 437-48-SM

Subject; Esax Hooper Ring (Ring Slab for Toilet Bowl), approval of.

James B. Hanley, Brooklyn, New York filed, May 14, 1948, an application with the Board of Standards and Appeals for the approval of the Esax Hopper Ring (Ring Slab for toilet bowls) under the provisions of C26-1250 Administrative Building Code.

Purpose

The purpose of this material is for a ring or slab to be used as a hopper safe under W.C. bowls.

Description

The ring or slab is set into a cement screed, veneered with tile and will be held in a wedged anchorage.

The ring or slab is composed of a base of Oxychloride cement to which is added clean sharp sand or any clean sharp aggregate which is suitable. The aggregate and cement are thoroughly mixed and a magnesium chloride is added which causes the mass to become plastic; when in the plastic state a water proofing agent is added.

The entire mix is then placed in moulds set on a vibrating table and agitated so as to compact the mass and eliminate air bubbles. After agitation the rings are then cured.

The ring has a tapered O.D. 8 inches to 7¾ inches an I.D. of 5½" and is 13/16" thick.

Inspection and Test

A sample ring was inspected at the Board by Comm. C. M. Blum, Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. Hanley the applicant; and the ring was tested at the New York Testing Laboratory with the following results.

Lab. No. X-230363 A—Maximum pull—2560 pounds.

Lab. No. X-230363 B—Water absorption at the end of 48 hours—2.1%.

Recommendation

On the basis of the above tests and report, it is recommended that the Esax Hopper Ring be approved for use in New York City under the provisions of C26-1250.0 (14.4.9) Administrative Building Code, on condition that the material be installed in accordance with the requirements of the Administrative Code and bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #437-48-SM", or in lieu thereof, as a minimum marking, the following: Within a circle, around the periphery, at the top, the letters "APP'VD", along the bottom, "B. S. & A.", in the center two lines—the upper line reading, "N.Y.C.", lower line reading, "437-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

25-49-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Gilbarco Suspended Furnaces, Models GSU100, GSU150 and GSU200 and Esso Suspended Furnaces, Models ESU100, ESU150 and ESU200 (oil fired); (for heating service stations, garages, motor vehicle repair shops, dwellings, stores, warehouses, etc.), approval of.

APPEARANCES—

For Applicant: Joseph B. Lynch and H. K. Ricker.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee of Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (25-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 31, 1949

Re: Cal. 25-49-SA

Subject: Gilbarco Suspended Furnaces, Models GSU 100, GSU 150 and GSU 200 and Esso Suspended Furnaces, Models ESU 100, ESU 150 and ESU 200, Oil Fired, Approval of.

The Gilbert and Barker Manufacturing Company of West Springfield, Massachusetts, filed January 18, 1949, an application with the Board of Standards and Appeals for approval of the Gilbarco Suspended Furnace, Models GSU 100, GSU 150 and GSU 200 and Esso Suspended Furnace ESU 100, ESU 150 and ESU 200.

Purpose

The purpose of these suspended oil fired furnaces is for heating service stations, garages, motor vehicle repair shops, dwellings, stores, warehouses, etc.

Description

These furnace units employ a pressure atomizing type conversion oil burner used with fuel oil not heavier than #3 U. S. Department of Commerce Standards. The furnaces are manufactured in three sizes, Models GSU100, GSU150 and GSU200 or ESU100, ESU150 and ESU200. The model 100 has a capacity of one gallon per hour, the model 150 has a capacity of 1½ gallons per hour and the #200 has a capacity of two gallons per hour, which is the only difference in the models other than linear dimensions and blower size.

These furnace units are essentially designed for suspension from the ceiling of the building and are arranged for mechanical air circulation. The furnace consists of the following parts: Conversion Oil Burner, Limit Control, Safety Combustion Control, Stainless Steel Combustion, Circulating blower motor, electrical wiring, casing and heat exchanger.

The combination fan and limit control is a Minneapolis-Honeywell LA 401A. The front wall of the 20 gauge stainless steel combustion chamber is lined with Johns Manville fireblok. Air filters are provided one on each side of casing. The casing is #20 U. S. S. gauge cold rolled sheet steel. The heat exchanger is #14 U. S. S. gauge sheet steel, all joints welded. The unit is suspended from the ceiling by four steel eye-bolt hangers. The unit is provided with three return air openings, one on each side and one on the end. The air to be heated is drawn through the filters by a powerful blower and is forced through and over the heat transfer unit. A Sundstrand pump is used to pump oil to the burner. There is provided at the fan air intake on the burner, a double gauge 40-40 mesh, brass or stainless steel screen, to prevent flame coming in contact with explosive atmosphere. The screen is split to provide for cleaning and an air shutter shield standard equipment for the burner is provided above the mesh.

Inspection and Test

An installation of this furnace was inspected and tested

MINUTES

at an Esso Service Station at Hillside, New Jersey and the device operated as designed. With the oil supply cut off, the burner shut down in 90 seconds. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; H. K. Ricker, Spencer L. Eddy, Irving H. Passel and Joseph B. Lynch represented the applicant. The furnace has been approved by the Underwriters Laboratories, Misc. Petroleum 1713, App. No. 48C2359.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbarco Suspended Furnace Models GSU-100, GSU150 and GSU200 and Esso Suspended Furnace, Models ESU100, ESU150 and ESU200 for use in New York City, when installed with safety screen in accordance with this report, and provided that an open grille be installed in the outer wall of any storage room, office or lubricatorium of a service station or garage in which the suspended furnace may be located, that this grille have an overall area of 10 inches by 10 inches and be located at least 4 feet but not over 8 feet above the floor of such room; that the bottom of the suspended furnace be a minimum of 8 ft. above such floor; that the burner be connected to a chimney; that the furnace be installed in accordance with the requirements of the Oil Burner Rules and that each furnace bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 25-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

30-49-SM

APPLICANT—The Eagle-Picher Sales Co., owner.
SUBJECT—Eagle-Picher Fireproofing Cement, approval of.
APPEARANCES—

For Applicant: Ernest H. Sharp.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (30-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 20, 1949

Re: Cal. 30-49-SM

Subject: Eagle-Picher Fireproofing Cement, approval of.

The Eagle-Picher Sales Company, Cincinnati, Ohio, filed January 14, 1949, an application with the Board of Standards and Appeals for approval of the material known as Eagle-Picher Fireproofing Cement under the pertinent sections contained in Article 4 and Article 11 Administrative Building Code.

Purpose

Eagle-Picher Fireproofing Cement on ribbed metal lath is intended for use as fire protection on vertical structural steel interior building members.

Description

This material is composed of Eagle-Picher High Temperature Mineral Wool, asbestos fibers, diatomaceous earth

aggregate, rust inhibitors and binding agents all blended at the plant of the applicant. When mixed with clean fresh water in the ratio of 11 gallons to 100 lbs. of cement, the mix has the consistency of clay and the color of concrete.

Inspection and Test

The material was tested at the Underwriters Laboratory March 9, 1949 in the presence of Commissioner E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Messrs. N. Christner and H. E. Lewis, representing the applicant. The test was conducted in accordance with the requirements of C26-579 through C26-584.0 and C26-593 through C26-595.0 and C26-599.0 Administrative Building Code.

Material for Test Specimen: The structural steel column consisted of a 49 lb., 10 inch square H beam, 9 feet 4 inches long provided with a concrete cap at the bottom and top ends.

The metal lath used was $\frac{3}{8}$ inch ribbed metal lath and was in sheets approximately 24 inches wide and 72 inches long of No. 24 USS gauge steel weighing approximately 3.4 lbs. per square yard.

The bands used for securing the lath around the steel column were No. 24 USS gauge, $\frac{3}{4}$ inch wide. The clips used to tie the bands tight in position around the column were also No. 24 USS gauge steel, $1\frac{1}{8}$ inches long.

The tie wire used for securing the lath was No. 12 USS gauge soft iron.

Installation:

The top of the column was provided with a 24" x 24" x 6" concrete cap cast in position and tied to the column by means of steel rod reinforcements welded to the column. The bottom of the column was provided with a 24" x 24" x 5" slab of concrete cast on a steel plate which was welded to the column.

The metal lath was bent and formed into approximately a 10 inch square to fit around the 10 inch column. The rib of the lath was on the inside running around the column. The lath was secured in position against the steel column by means of steel bands pulled tightly together and clipped with a banding tool. The lath lapped from zero to $1\frac{1}{2}$ inches along the vertical joints and at the horizontal joints between sections the edges were butted. Two bands were used on each section.

The cement was applied to the lath in average thickness of $1\frac{3}{4}$ inches from the face of the lath. The surface was unfinished.

Fire Test:

The column was subjected to the fire test in accordance with the Standard Time—Temperature Curve. A full report of the test is on file with the application and is part of the record. This report is Underwriters Laboratories Report, Retardant 3143, Application No. 48C3504A.

The outside dimensions of the tested column varied from $13\frac{5}{8}$ inches to $14\frac{7}{8}$ inches and was 9 feet 4 inches high, of which 8 feet 5 inches were protected by Eagle-Picher Fireproofing Cement on metal lath. The upper 8 feet 2 inches of the column was exposed to the furnace fire. The bottom portion of the column was imbedded in the furnace floor.

The column was not loaded and was therefore free to expand or deflect in any direction except that the metal lath and cement were restrained from longitudinal expansion greater than the steel column by the restraint offered by the concrete caps at the top and bottom ends.

Results of Fire Test:

No cracks developed during the first thirty minutes of the test. As the test progressed, cracks developed at about thirty-five minutes near the middle and near the upper cap, and at fifty minutes cracks developed at the quarter section. No evidence of spalling or displacement of the cement was noted.

At the conclusion of the test a closer examination showed that the cracks, mentioned above, extended to the depth of the metal lath.

The temperature end of 925° F. average as required under C26-599.1 was reached at 3 hours 14 minutes and at the three hour the average temperature was 854° F.

MINUTES

At the end of the test the thickness of the cement was found to vary from 1 3/4" to 2" on the web side and 1 7/8" to 2 1/4" on the flanged faces. The cement keys through the lath did not protrude appreciably beyond the back face.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Eagle-Picher Fireproofing Cement under the provisions of C26-191.0 for use as a fire resistive material for the protection of structural steel columns as required in C26-240.0 and C26-241.0. Approval is also recommended under C26-612.0 (Protection of lugs, wind bracing and brackets) C26-618.0 (Protection of trusses) and C26-613.0 (Protection of Fire Resistive Covering) on condition that the metal lath, tie wire, bands and clips shall be as described herein and that the Eagle-Picher Fireproofing Cement shall be applied to a minimum thickness of 2 inches and further that each bag or container of Eagle-Picher Fireproofing Cement be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 30-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

302-49-SA

APPLICANT—Fabric Laundry and Dry Cleaning Machinery Corp., owner.

SUBJECT—Washex Combination Washer-Extractor, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (302-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1949

Re: Cal. 302-49-SA

Subject: Washex Combination-washer Extractor, approval of.

The Fabric Laundry and Dry Cleaning Machinery Corporation of Brooklyn, New York, filed, April 14, 1949, an application with the Board of Standards and Appeals for approval of the Washex Combination Washer-Extractor under the provisions of C19-78.0 Administrative Code.

Description

The Washex, Combination Washer-Extractor, is used in the Dry Cleaning and Laundry industries. It combines the washing and extracting operations performed by the conventional separate washers and extractors. This type of machine is manufactured in four sized cylinders, 32" x 48", 40" x 60", 44" x 72" and 44" x 115", either in one or two door types and either rear or top drive machines, depending upon requirements and space available. These sizes of themselves, do not require or necessitate any fundamental change either in construction or engineering. All safeguards, equipment, and other features are similar.

The Washex eliminates the unloading of the solvent soaked garments from the conventional washer and the loading of these solvent soaked garments into the conventional extractor. Sloppage of solvent on the floors is thus eliminated. The possibility of skin irritation is considerably reduced.

The machine is of a substantial construction. It consists of a rotating steel cylinder supported by bearings at each end in an outer shell. The cylinder is driven by an explosion proof motor in conjunction with a variable speed drive and necessary V belt transmission. All electric controls and wiring on the machine are of the explosion proof type. Safety devices are incorporated in the design of the machine to prevent its being started before all doors are properly closed. A static eliminator is provided on the dry cleaning machines to ground any generated static electricity. A pitched drain in the machine allows the solvent to drain off by gravity as required by Section C19-78.0 of the Code. Lint and buttons are collected in a metal trap. The cylinder is loaded with garments and solvent and started. It rotates 30 seconds forward, 4 sec. neutral and 30 sec. backward for 20-40 minutes. The solvent is dumped back to tank and speed of cylinder is raised from 20 R.P.M. to 550 R.P.M. or 635 R.P.M. until all solvent is extracted. The weight of machines are: 40" x 60" 6500 lbs.; 44" x 72" 6500 lbs.; 32" x 48" 4600 lbs.; 44" x 115" 15,000 lbs.—Capacity 32" x 48" 100 lbs.; 40" x 60" 200 lbs.; 44" x 72" 300 lbs., garments 44" x 115" 500 lbs.

Inspection and Test

The appliance was inspected and tested at 421 W. 219th Street, New York City on June 17, 1949. Present at the test were Comm. Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Leo Krampf and Steven Laudon representing the applicant, John A. Darts, Jr. of the Committee on Test, also reviewed the application.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Washex Combination Washer Extractor, sizes 32" x 48", 40" x 60", 44" x 72" and 44" x 115" with solvent not less than 105° F. flash point when constructed and installed in accordance with the report and the requirements of C19-78.0 Administrative Code, provided each machine bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 302-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

340-49-SM

APPLICANT—Illinois Malleable Iron Co., owner.

SUBJECT—Imico Extra Heavy Malleable Iron Pipe Fittings, 500 lbs. W.W.P., approval of.

APPEARANCES—

For Applicant: E. W. Walters.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (340-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 340-49-SM

Subject: Imico Extra Heavy Malleable Iron Pipe Fittings, 500 lbs. W.W.P., approval of.

The Illinois Malleable Iron Company filed May 4, 1949 an application with the Board of Standards and Appeals for approval of the Imico Extra Heavy Malleable Iron Pipe Fittings 2½ inches to 6 inches, 500 lbs. W.W.P. under the provisions C26-1383.0 and C26-1391.0 Administrative Building Code.

Purpose

The purpose of this material is for approval of fitting used in standpipe systems.

Description

These are pipe fittings and are known as extra heavy malleable fittings and have the name Imico cast therein. The sizes are from 2½ inches to 6 inches inclusive in both straight and reducing sizes. The threads are American Standard. The fittings consist of 90° screwed elbows and 45° screwed elbows and tees.

Inspection and Test

These fittings were subjected to hydrostatic tests at the laboratory of Sam Tour & Company, Inc., at 44 Trinity Place, New York. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test, Acting Deputy Assistant Chief Inspector Peter Maher of the Fire Dept., and E. W. Walters representing the applicant.

Identification of Samples

The samples received for testing bore the manufacturer's identification and pressure ratings in the form of raised and stamped letters and figures on the outside surfaces of the fittings. The samples were assigned laboratory identification numbers which, together with manufacturer's markings, are listed below:

Sample No.	Type Fitting	Markings
1	6" Tee	Imico Heavy Mall; 500 W W P ; 340-49-SM
2	6" 90° Ell	" " " ; 500 W W P
3	6" Tee	" " " ; 500 W W P
4	6" 90° Ell	" " " ; 340-49-SM
5	5" Tee	" " " ; 340-49-SM
6	4" 90° Ell	" " " ; 300 W S P
7	3" Tee	" " " ; 1000 W O G
8	2½" Tee	" " " ; 500 W W P

Samples Nos. 1-4, 6 and 7 were received unplugged.

Samples Nos. 5 and 8 were received already sealed with solid cast iron plugs, with one of the plugs on each sample having a ¼" pipe tap for connecting to the pressure line.

Procedure:

Hydrostatic Tests

Sample #1 was sealed using one solid cast iron plug and two solid brass plugs with lamp wicking and pipe joint compound.

Sample #2 was similarly sealed, using one solid cast iron plug and one brass plug.

Samples #6 and #7 were sealed using solid brass plugs in all cases.

One brass plug in each of the above samples was drilled and tapped for a ⅛" pipe connection.

Samples #1, #2, #5-#8 were all filled with water prior to testing.

The pressure required for these tests was supplied by a hand-operated pump which is part of a 10-ton Carver laboratory hydraulic press. The moving platen of this press was blocked so that when the pump was operated the developed

pressure was transmitted directly to the samples under test through a connecting pipe line.

This connecting line was provided with a special coupling to be used when changing the test samples; a valve for adding any necessary water to the samples and the piping, while simultaneously permitting any entrained air to escape; a second valve for releasing pressure in the system at the conclusion of the individual tests; and a calibrated gauge reading up to 20,000 psi.

Each sample was, in turn, connected to the pressure line, the system completely filled with liquid, and hydrostatic pressure applied by means of hand pumping.

The extra oil necessary to keep the fittings filled as they expanded under pressure, or losses as leakage occurred, was supplied by means of an auxiliary tank connected to the press reservoir.

Tension Test

A specimen for the tension test was cut out longitudinally along the wall of the 6" Tee (sample #3) designated for this purpose. The wall thickness of the specimen was left intact, while the other dimensions were machined to conform with A.S.T.M. specifications, E8-46, for large diameter tubing having a wall thickness less than ¾".

Gauge points 2" apart were punched in the specimen.

The specimen was placed in a Tinius Olsen Universal Testing machine rated at 100,000 lbs.

The yield point was determined by the divider method.

Compression Test

The compression test on the 6" Ell (sample #4) was performed in accordance with instructions from Mr. Walters. It consisted of placing the fitting on the bed of the Tinius Olsen Universal Testing machine and bringing the movable cross-head down to exert a load on the beads on the Ell. This test was run to the load limit of the machine.

A wooden barricade to stop any possible flying fragments was placed around the specimen while under compression.

Results:

Hydrostatic Tests

The results of these tests are listed below:

Sample #1—Leak at threads of brass plug on run. Highest pressure held was 5,000 psi.

Sample #2—Leak at threads of cast iron plug. Highest pressure obtained was 5,000 psi.

Sample #3—Pressure reached 6,200 psi.

Sample #4—Pressure held at 6,100 psi.

Sample #5—Pressure held at 6,200 psi.

Sample #6—Pressure reached 8,000 psi. Leaks started at threads of plugs.

Tension Test

Results of this test are shown below:

(1) Cross-section area—0.3375 sq. in.

(2) Yield Point—31,900 psi.

(3) Ultimate Strength—42,000 psi.

(4) Elongation in 2"—8%.

(5) Fracture appeared clean, and was of typical malleable iron appearance.

Compression Test

This test was terminated when the limit of the machine was reached at a load of approximately 85,000 lbs.

No cracks or fractures were visible on the surface of the sample, although the fitting was flattened slightly until the beads were somewhat oval-shaped.

Discussion

The results of the hydrostatic test showed that none of the fittings tested showed any signs of failure at pressures ranging between 5,000 and 8,000 p.s.i.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Imico Extra Heavy Malleable Iron Pipe

MINUTES

Fittings 500 lbs. W.W.P. in sizes 6" T, 6" 90° Ell, 5" T, 4" 90° Ell, 3" T, 2½" T, 6", 5", 4", 3" and 2½" 45° Ells and reducing sizes 6" x 6" x 5", 6" x 6" x 4", 6" x 6" x 3", 6" x 2½", 6" x 2½" x 6", 6" x 4" x 6", 5" x 5" x 4", 4" x 4" x 2½", 4" x 2½" x 4" T, 3" x 2½" 4" x 3", 4" x 2½", 5" x 4" x 5" x 2½", 6" x 5", 6" x 4", 6" x 3", 6" x 2½", 90° Ells; provided that the Cal. No. 340-49-SM shall be cast in raised letters at least ½" in height for 4", 5", and 6" sizes and ⅜ inches for smaller sizes.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

347-49-SM

APPLICANT—Smith & Kanzler Company, owner.

SUBJECT—SK Insulrock Acoustic (⅝" to 2" thicknesses—sizes 6" x 12" to 32" x 96"), approval of.

APPEARANCES—

For Applicant: L. Greenspan.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (347-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 8, 1949

Re: Cal. 347-49-SM

Subject: SK Insulrock Acoustic (⅝" to 2" thickness—sizes 6" x 12" to 32" x 96"), approval of.

Smith and Kanzler Company, Linden, New Jersey, filed April 29, 1949 an application with the Board of Standards and Appeals for approval of the material known as SK Insulrock Acoustic (⅝" to 2" thickness—sizes 6" x 12" to 32" x 96") under the provisions of C26-178.0 and the Fibre Board Rules of the Board.

Purpose

This material is to be used voluntarily as an acoustical material.

Description

The material is acoustical fibre material made up of wood fibre (poplar as supplied by the American Excelsior Company) which is impregnated by a chemical solution containing calcium chloride and then Portland cement is added.

The process of manufacture is as follows: The wood fibres are first shredded and carried by conveyors through a spray containing the chemical and the chemically treated fibres are then conveyed to a mixing machine where approved Portland cement is added. The mix is 100 lbs. cement to 40 lbs. of fibre. The mix is then conveyed into a felting chamber where it is compressed into a thickness of—ranging from ⅝" to 2". The material is then stocked and left for 48 hours, the boards being held in thickness by means of turn-buckles. After the 48 hours the material is stripped from the form and allowed to air dry for 28 days. The size of the individual plank ranges from 6" x 12" to 32" x 96".

Inspection and Test

The plant of the applicant, located at East Linden Avenue, Linden, New Jersey, was inspected by Commissioner E. W. Kleinert and J. A. Darts, Jr., Engineering Division,

Committee on Test and Messrs. M. Leiff and R. Leiff, representing the applicant.

This material was subjected to a flame test at Columbia University May 2, 1949 in the presence of J. A. Darts, Jr., Engineering Division, Committee on Test and Mr. M. Leiff, representing the applicant. This test was run on a panel of 25/32 inch thickness and was conducted in accordance with Federal Specifications SS-A-118 Sect. F-2C-1 which covers incombustibles and fire retardant materials. The complete report (Columbia University, Research Laboratory, Report No. 2613 dated May 2, 1949) is on file and is part of the record of Cal. 591-48-SM (SK Insulrock Fire Resistive Insulating Building Board) approved by the Board June 7, 1949.

A sample of the material ⅞ inches in thickness was tested for sound absorption qualities at the United States Testing Company, Inc., with the following results:

Frequency Cycles Per Second	Absorption Co-efficient
256	0.825
512	0.600
1024	0.920
2048	0.565
4096	0.920

Average of co-efficients from 256 to 2048 cycles per second—0.727.

This material is applied by nailing, where used on ceilings and also by cementing firmly, to a solid backing, with an acoustical adhesive. It may also be applied to metal furring to form a suspended ceiling when hung on H bars and splines.

Recommendation

On the basis of the inspection and test and the data filed by the applicant and wherein the material meets the sound absorption requirements of Federal Specifications SS-A-118 and meets the incombustible rating as required in Federal Specifications SS-A-118, Sect. F-2C-1, the Committee on Test recommends this material as an acoustical material in all classes of buildings when manufactured as herein described when used in accordance with the Board's "Rules on Uses of Insulating Fibre Board."

It is further recommended that each package or container of these materials, when used in New York City shall be marked, stamped or labeled as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 347-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

Adjourned: 3:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

34-48-A

APPLICANT—Reginald S. Hardy, for Beard's Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 8); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1) Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas N. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (34-48-A)

WHEREAS, Reginald S. Hardy for Beard's Erie Basin, Inc., owners, filed December 26, 1947 an appeal from an order of the fire commissioner affecting Section 8, Erie Basin Breakwater between Erie Basin and Upper New York Bay (west side of Columbia street) 2140 ft. south of Halleck street (Block 613, Lot 1), Borough of Brooklyn; and

WHEREAS, Order 21044-LF, issued by the fire commissioner November 26, 1947, reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout building known as Section #8, Erie Basin Breakwater, Erie Basin, Brooklyn, having one source of water supply, arranged and equipped/or provided in the Rules of Art. 16, Chap. 26 of the Adm. Code, OR

Comply with the Board of Standards and Appeals resolution Calendar 708-26-A adopted November 10, 1926. Sec. C19-161-0 Adm. Code."

and

WHEREAS, the applicant states that the structure is one story, 25 ft. 6 in. in height; 140 ft. by 330 ft. irregular in area, of Class 3 construction; erected more than 25 years ago on a lot 2607 ft. front, located in an unrestricted use C area, Class 2 height district, and used and occupied for approximately 16 years for the handling of general merchandise in transit with no persons regularly employed in the building; that the building is occupied temporarily only during loading and unloading of goods; and

WHEREAS, the applicant contends that Section 8 is not a "pier shed" nor is it erected on a "pier"; that the so-called "Erie Basin Breakwater" is a strip of solid land extending from the foot of Columbia street in a semi-circular fashion, partially enclosing Erie Basin; that it is located wholly within the bulkhead line; that the building has frontage along Erie Basin of 355 ft. and a depth of 140 ft. that it is one story in height, the distance between the floor and the peak of the roof being approximately 25 ft. 6 in.; that the building is of Class 4, and Class 5 construction; that the sides are made of corrugated iron on steel girts or frames; that in some places, the steel framing was damaged and has been replaced by wood members because of the shortage of steel during the war but, essentially, the framing is of steel; that the roof is wood supported by 10 by 10 posts; that it is covered by 4-ply tar paper; that there are 20 skylights in the roof, each 3 ft. by 8 ft.; that the floor, which is concrete with asphalt wearing surface, is directly upon earth; that there is no heating except in the office; that there are two hydrants within the building, each with not less than 100 ft. of 2½ in. hose, located so that the hose will reach to every part of the building; that they are connected by 2½ in. lines to the main which runs the length of the breakwater, the northerly hydrant being connected by an independent line and the southerly one by a line which also serves the hydrant in the building to the south; that there is also a 40-gallon chemical fire extinguisher located in a house near the center of the building; that as supplemental fire protection, there are ten fire bucket tanks of 50 gallons capacity spaced throughout the building; that along the exterior of the westerly wall there are several hydrants connected to the six in. water main; that 150 ft. or more is connected to each of these hydrants available at all times; that there is a fire alarm box at the southwesterly corner

of the building and another 380 ft. to the north, on the northwesterly corner of Section 10; that watchman service is provided so that the building is never without supervision; that these watchmen are required to "ring in" at ADT stations throughout the day and night, thereby eliminating the possibility of leaving the place unguarded; that all fire extinguishing devices are under the supervision of a qualified standpipe operator who regularly inspects and tests them and orders renewals, replacements or repairs whenever necessary; that there is a fire house at Seabring and Van Brunt streets, approximately 10 blocks from the owner's property; that two city fire boats are stationed in the vicinity, one at the Battery and the other at the foot of Fulton street; that either can reach the property in a short time; that on September 1, 1948, this building was leased to the Jarka Corporation for a term expiring on August 31, 1951; that this corporation uses Section 10 for the handling of merchandise in transit; that no part of this merchandise is stored in Section 8 but, under the regulations of the Department of Marine and Aviation, must be removed therefrom within a short period; that the type of cargo handled has been general merchandise, the principal commodity having been canned goods in cartons; that during the past five months, the building has been loaded to capacity on only one occasion and then the cargo consisted of canned pineapple; that the last cargo placed in this building was on May 14, 1949 and the building has been empty since a few days after that date; that it is impossible to state when the next cargo will be received because of shipping conditions; that there are no hazardous commodities or commodities deemed inflammable or explosive mixtures, handled in the building and the cargo is such as to reduce fire risk to a minimum; that inspections which led to the order under review were made prior to the present occupancy; that present conditions are such that the Department would feel additional protection unnecessary; that there is grave doubt whether there is adequate water supply for a sprinkler in this building; that there is a 6 in. main from the city main at the foot of Columbia street to the northerly end of the breakwater; that this main is adequate to furnish all water used on the breakwater; that the water supply at the foot of Columbia street is inadequate and that there is not sufficient water available to operate a sprinkling system; that the owner caused a test to be made of the pressure and flow at Section 10; that the static test fluctuated between 43 and 48 lbs. and the residual pressure fluctuated between 5 and 10 lbs., being approximately 7 lbs. during most of the test; that the flow of water was estimated to be about 200 G.P.M. which is about 40% of the amount required by the Administrative Code; that even if the owner were to put in an additional water main, the supply would not be adequate for the case is to be found in the City supply, not in the private main; that estimates obtained indicate that this cost of complying with the order would be approximately \$43,000, more than 50% of the value of the building; that as the shipping business is in a depressed condition it would create a hardship upon the owner to be required to spend money for a sprinkler which would be of doubtful value under existing circumstances; that under present conditions, the existing fire extinguishing facilities are adequate and the cost of complying with the order would cause a great and unnecessary hardship to the owner; that there were prior appeals affecting the area; that the conditions considered on those appeals differ widely from the present circumstances; that Section 8 and 10 originally comprised a single shed 710 ft. long and 140 ft. wide; that the front of this shed, facing the Basin, was open; that under Cal. 480-23-A the Board modified an order of the fire commissioner directing the installation of a sprinkler system in that shed on condition that the cargo be limited to the commodities then being imported and that existing fire extinguishing devices be maintained; that under Cal. 708-26-A, the Board modified another order of the fire commissioner requiring the installation of a sprinkler system, permitting the shed to be used for the storage of lumber upon condition that the existing standpipe and water lines be maintained and that portable fire extinguishers be provided; that thereafter, this shed was altered to

MINUTES

form two separate buildings, the northerly building being Section 8 and the southerly building Section 10; that the purpose of the change was to decrease the area of the shed, thereby lessening the possibility of fire; that the desirability of the change was recognized by the Fire Insurance Exchange in the form of lower insurance rates; that the buildings are equipped with all of the fire fighting appliances required by the Board in its resolution adopted under Cal. No. 708-26-A; and

WHEREAS, the applicant has submitted a letter under date of July 14, 1949, which states in part:

"The Jarka Corporation occupies Sections 8 and 10, Erie Basin Breakwater, under a lease, the term of which commenced on September 1, 1948, and will terminate on August 31, 1951. This corporation conducts a general steamship terminal business at this point and acts as the agent or representative of steamship lines in the unloading or loading of cargo which is placed temporarily in Sections 8 and 10. The cargoes handled in these premises are primarily under the control of the steamship company for, subject to general restrictions and regulations, the tenant handles such cargoes as may be provided by the steamship operator.

I have been advised by the officers of The Jarka Corporation that the principal cargoes handled in these premises since the commencement of the lease have consisted of the following:

Canned goods in cartons or cases;
Wall board;
Tobacco in boxes; and
Liquor in boxes.

On one or two occasions, some rags in bales were also handled. The tenant advises me further that it does not anticipate that there will be any change in the character of the principal cargo which will be handled here during the balance of the lease.

We have been informed by the tenant that it does not expect to be called upon to handle any fibrous commodities or any combustible or inflammable materials, as those terms are defined in the Administrative Code, in these premises. They have assured me that if at any time any such commodity is received on the premises, special precautions will be taken and it will be delivered to the consignee or loaded on the ship as expeditiously as terminal operations will permit."

Resolved, that the order of the fire commissioner, acting on Order 21044-LF, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire fighting equipment and other *conditions* shall be maintained substantially as proposed and as indicated on plans filed with this appeal marked "Received December 26, 1947," 2 sheets to the satisfaction of the Fire Commissioner and in accordance with the resolutions originally adopted by the Board under Cal. No. 708-26-A, and on the further *condition* that the storage on this Section 8 shall be restricted to such merchandise as is stated in the letter marked "Received July 14, 1949," that this variance shall continue only so long as the lease with the Jarka Corporation, the present tenant continues, expiring August 31, 1951.

35-48-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Erie Basin Breakwater, between Erie Basin and Upper New York Bay (Section 10); (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas J. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (35-48-A)

WHEREAS, Reginald S. Hardy for Beard's Erie Basin, Inc., owners, filed December 26, 1947, an appeal from an order of the fire commissioner, affecting Section 10, Erie Basin Breakwater between Erie Basin and Upper New York Bay (west side of Columbia street) 2140 ft. south of Halleck street, (Block 613, Lot 1), Borough of Brooklyn; and

WHEREAS, Order 21045-LF, issued by the fire commissioner November 26, 1947, reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout building known as Section #10 Erie Basin Breakwater, Erie Basin, Brooklyn, having one source of water supply arranged and equipped as provided in the rules of Art. 16 Ch. 26 of the Adm. Code, OR

Comply with Board of Standards and Appeals resolution Cal. No. 708-26-A, adopted November 10, 1926. Section C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is one story, 25 ft. 6 in. in height, 140 ft. by 355 ft. irregular in area, of Class 3 construction; erected more than 25 years ago, located on a lot having 2607 ft. frontage, in an unrestricted use, C area, Class 2 height district and used and occupied for about approximately 16 years for the handling of general merchandise in transit with an occupancy of approximately 8 employees except when additional occupants will be engaged in the loading and unloading of the building; and

WHEREAS, the applicant contends that Section 10 is not a "pier shed" nor is it erected on a "pier"; that the so-called "Erie Basin Breakwater" is a strip of solid land extending from the foot of Columbia street in a semicircular fashion, partially enclosing Erie Basin; that it is located wholly within the bulkhead line; that the building has a frontage along Erie Basin of 355 ft. and a depth of 140 ft.; that it is one story in height, the distance between the floor and the peak of the roof being approximately 25 ft. 6 in.; that the building is of Class 4 and Class 5 construction; that the sides are made of corrugated iron on steel girts or frame; that in some places, the steel framing was damaged and has been replaced by wood members because of the shortage of steel during the war but, essentially, the framing is of steel; that the roof is wood supported by 10 by 10 posts; that it is covered by a 4-ply tar paper; that there are 20 sky-lights in the roof, each 3 ft. by 8 ft.; that the floor, which is concrete with asphalt wearing surface, is directly upon earth; that there is no heating except in the office; that there are two hydrants within the building, each with not less than one hundred ft. of 2½ in. hose located so that the hose will reach to every part of the building; that the southerly hydrant is connected by a 3 in. line to the main which runs the length of the breakwater; that the northerly one is connected to this main by a 2½ in. line which also serves a hydrant in Section 8; that there is hose connection near the office at the southerly end of the building; that there are two 40-gallon chemical fire extinguishers in the building; that there are ten bucket tanks of 50 gallons capacity throughout the building; that along the exterior of the westerly wall there are several hydrants connected to the six in. main; that 150 ft. or more of hose is connected to each of these hydrants available at all times; that there is a fire alarm box at the southwesterly corner of the building and another 355 ft. to the north, on the northwesterly corner of Section 10; that watchman service is provided so that the building is never without supervision; that these watchmen are required to "ring in" at AIDT stations throughout the day and night, thereby eliminating the possibility of leaving the place unguarded; that all fire extinguishing devices are under the supervision of a qualified standpipe operator who regularly inspects and tests them and orders renewals, re-

MINUTES

placements or repairs whenever necessary; that there is a fire house at Seabring and Van Brunt streets, approximately 10 blocks from the owner's property; that two city fire boats are stationed in the vicinity, one at the Battery and the other at the foot of Fulton street; that either can reach the property in a short time; that on September 1, 1948, this building was leased to the Jarka Corporation for a term expiring on August 31, 1951; that this corporation uses Section 10 for the handling of merchandise in transit; that no part of this merchandise is stored in Section 10 but, under the regulations of the Department of Marine and Aviation, must be removed therefrom within a short period; that the type of cargo handled has been general merchandise, the principal commodity having been canned goods in cartons; that during the past five months, the building has been loaded to capacity on only one occasion and then the cargo consisted of canned pineapple; that the last cargo placed in this building was on May 14, 1949 and the building has been empty since a few days after that date; that it is impossible to state when the next cargo will be received because of shipping conditions; that there are no hazardous commodities or commodities deemed inflammable or explosive mixtures, handled in the building and the cargo is such as to reduce fire risk to a minimum; that inspections which led to the order under review were made prior to the present occupancy; that present conditions are such that the Department would feel additional protection unnecessary; that there is grave doubt whether there is adequate water supply for a sprinkler in this building; that there is a 6 in. main from the city main at the foot of Columbia street to the northerly end of the breakwater; that this main is adequate to furnish all water used on the breakwater; that the water supply at the foot of Columbia street is inadequate and that there is not sufficient water available to operate a sprinkling system; that the owner caused a test to be made of the pressure and flow at Section 10; that the static test fluctuated between 43 and 48 lbs. and the residual pressure fluctuated between 5 and 10 lbs., being approximately 7 lbs. during most of the test; that the flow of water was estimated to be about 200 G.P.M. which is about 40% of the amount required by the Administrative Code; that even if the owner were to put in an additional water main, the supply would not be adequate for the case is to be found in the City supply, not in the private main; that estimates obtained indicate that this cost of complying with the order would be approximately \$43,000, more than 50% of the value of the building; that as the shipping business is in a depressed condition it would create a hardship upon the owner to be required to spend money for a sprinkler which would be of doubtful value under existing circumstances; that under present conditions, the existing fire extinguishing facilities are adequate and the cost of complying with the order would cause a great and unnecessary hardship to the owner; that there were prior appeals affecting this area; that the conditions considered on those appeals differ widely from the present circumstances; that Section 8 and 10 originally comprised a single shed 710 ft. long and 140 ft. wide; that the front of this shed, facing the Basin, was open; that under Cal. 480-23-A the Board modified an order of the fire commissioner directing the installation of a sprinkler system in that shed on condition that the cargo be limited to the commodities then being imported and that existing fire extinguishing devices be maintained; that under Cal. 708-26-A, the Board modified another order of the fire commissioner requiring the installation of a sprinkler system, permitting the shed to be used for the storage of lumber upon condition that the existing standpipe and water lines be maintained and that portable fire extinguishers be provided; that thereafter, this shed was altered to form two separate buildings, the northerly building being Section 8 and the southerly building Section 10; that the purpose of the change was to decrease the area of the shed, thereby lessening the possibility of fire; that the desirability of the change was recognized by the Fire Insurance Exchange in the form of lower insurance rates; that the buildings are equipped with all of the fire fighting appliances required by the Board in its resolution adopted under Cal. No. 708-26-A; and

WHEREAS, the applicant has submitted a letter under date of July 14, 1949, which states in part:

... "The Jarka Corporation occupies Sections 8 and 10, Erie Basin Breakwater, under a lease, the term of which commenced on September 1, 1948, and will terminate on August 31, 1951. This corporation conducts a general steamship terminal business at this point and acts as the agent or representative of steamship lines in the unloading or loading of cargo which is placed temporarily in Sections 8 and 10. The cargoes handled in these premises are primarily under the control of the steamship company for, subject to general restrictions and regulations, the tenant handles such cargoes as may be provided by the steamship operator.

I have been advised by the officers of The Jarka Corporation that the principal cargoes handled in these premises since the commencement of the lease have consisted of the following:

Canned goods in cartons or cases;
Wall board;
Tobacco in boxes; and
Liquor in boxes.

On one or two occasions, some rags in bales were also handled. The tenant advises me further that it does not anticipate that there will be any change in the character of the principal cargo which will be handled here during the balance of the lease.

We have been informed by the tenant that it does not expect to be called upon to handle any fibrous commodities or any combustible or inflammable materials, as those terms are defined in the Administrative Code, in these premises. They have assured me that if at any time any such commodity is received on the premises, special precautions will be taken and it will be delivered to the consignee or loaded on the ship as expeditiously as terminal operations will permit."

Resolved, that the order of the fire commissioner, acting on Order 21045-LF, Objection 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire fighting equipment and other *conditions* shall be maintained substantially as proposed and as indicated on plans filed with this appeal marked "Received December 26, 1947," 2 sheets, to the satisfaction of the Fire Commissioner and in accordance with the resolutions originally adopted by the Board under Cal. No. 708-26-A, and on the further *condition* that the storage on this Section 10 shall be restricted to such merchandise as is stated in the letter marked "Received July 14, 1949," that this variance shall continue only so long as the lease with the Jarka Corporation, the present tenant continues, expiring August 31, 1951.

300-49-A

APPLICANT—DiCamillo and Alicandri, for Paul DeLuca, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 58th street, north side, 20 ft. west of 14th avenue (1st floor); (Block 5698, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew J. DiCamillo.

ACTION OF BOARD—Appeal granted on condition.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION. (300-49-A)

WHEREAS, DiCamillo and Alicandri, for Paul DeLuca, owner, filed April 18, 1949, an application for variation of the Labor Law, as cited in a decision of the borough superintendent, affecting premises 1381 51th street, north side, 20 ft. west of 14th avenue (1st floor), (Block 5698, Lot 65), Borough of Brooklyn; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated April 12, 1949, acting on Alt. Applic. 4697/48, reads:

"2. Provide two means of egress from first floor as per Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 23 ft. in height, 20 ft. by 50 ft. 2 in. in area, Class 3 construction, on a lot 20 ft. by 50 ft. 2 1/8 in. in area, erected in 1921, in a business use, C area, Class 1 height district, used and occupied since 1948, as follows: Cellar—ordinary; 1st floor—manufacturing of garments, 6 persons; 2nd floor, 1 family; proposed to be used and occupied: Cellar, same; 1st floor—factory—sewing of garments, 12 persons; 2nd floor—1 family; that there is one interior wood stairs, 2 ft. 8 in. wide, enclosed with wood lath and plaster, equipped with wood doors which are not self-closing; that stairs are provided with ladder and scuttle to roof and lead direct to street; and

WHEREAS, Violation 4641/48 was issued October 25, 1948, for occupying the premises as a factory with 6 sewing machines without a certificate of occupancy; and

WHEREAS, the applicant contends that it is proposed to change the use of the first floor from store to factory; that the 1st floor area is so small at the present time that it is almost impossible to provide a second means of egress and yet have a reasonable floor space in which to work; that while there are six sewing machines in the shop, the operator of the shop has never engaged more than five employees at any one time; that since the shop has been in operation the owner has been compelled to operate one of the machines herself to prevent the business from operating at a loss; that in order to place the shop in a position to bring a fair return on the investment, the applicant has requested an increase in the number of occupants from the five previously cited to 12 employees; that the owner had been under the impression that if not more than five employees were engaged at any one time the premises would not be classified as a factory; that the area of the first floor excluding the storefront platform and the ladies' dressing room is approximately 707 sq. ft.; that deducting the area necessary for the sewing machines, work table and cabinets, the floor area is further reduced to 575 sq. ft.; that if this already small area is further reduced for a new passage to the street there will be very little space left to work in; that the furthest travelling distance in the factory to the present front exit door is only 45 ft.; that in addition there is also a rear door leading to the yard, which yard leads unobstructed to the adjoining yard to street; and

WHEREAS, C.O. 12482 issued April 11, 1922 upon completion of work under Permit 11097-21 permits the use of the building as store and one family dwelling.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 4697-48, Objection 2, and that the application be and it hereby is *granted on condition* that the means of exit shall be as proposed with protection there-to as proposed and as indicated on plans filed with this application marked "Received April 18, 1949," four sheets; that the protection to the primary means of exit shall be as proposed and that as a secondary means of exit there shall be a door to the rear yard through which access may be had without fences or other obstructions to the rear yard of adjoining premises and thence through the building on the adjoining lot through to 58th street; that this application is *granted* only so long as the *conditions* are maintained as proposed and in accordance with this resolution; that the floor loading shall not be less than 85 lbs. per superficial ft. for the 1st floor as already approved by the borough superintendent; that the loading shall not exceed such weight and shall be posted; that the 2nd floor occupancy shall be continued as a one family dwelling as at present and as proposed; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

462-49-A

APPLICANT—Oscar I. Silverstone, for Allied Beech-hurst Corp., Owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—160-51 to 160-59 19th avenue, north side, 82.50 ft., 123.75 ft. west of 163rd street and northeast corner of 19th avenue and Willets Point boulevard (Block 5737, Lots 3, 21 and 23), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ruth Sage.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (462-49-A)

WHEREAS, Oscar I. Silverstone for Allied Beechhurst Corporation, owner, filed June 13, 1949 an appeal from a decision of the borough superintendent, affecting premises 160-51 to 160-59 19th avenue, northeast corner of Willets Point boulevard (Block 5737, Lots 3, 21 and 23), Bayside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 6, 1949 acting on N.B. Applications 1825 to 1827-49 inclusive reads:

"1. The erection of a frame dwelling within the fire limits is contrary to sect. 4.1.2 of B.C.

2. 2" beams within the fire limits is contrary to sect. 7.1.4 of B.C."

and

WHEREAS, the applicant states that the premises consist of three separate plots fronting on 19th avenue, a distance of 104.85 ft., 41.25 ft. and 41.25 ft. respectively, with a depth of 97.51 ft. therefrom, which it is proposed to subdivide into three separate lots and to erect on such lots a one and one-half story frame one family dwelling, of class 4 construction, 26 ft. by 29 ft. in area, the dwellings to be set back from 19th avenue a distance of 15 ft.; that the premises are located partly in a business use and partly in a residence use D area, class 1 height district; and

WHEREAS, the applicant contends that a variance is requested to permit the erection of frame buildings within the fire limits; that the builders of this development have purchased the land for the erection of approximately 500 houses within this area, which houses it is proposed to sell for a price under \$11,500; that the entire project will consist of one story and attic frame dwellings; that the exteriors will be covered on four sides with asbestos shingles on wood siding; that the dwellings will be completely detached and 15 ft. between buildings will provide greater safety against the spread of fire than if attached masonry dwellings were erected as permitted in this area; that the dwellings will be constructed in accordance with the requirements of the Administrative Code for similar buildings constructed outside the fire limits; that any garages erected on these lots will be accessory to the dwellings and will be of class 3 construction.

Resolved, that the decision of the borough superintendent acting on N. B. Applications 1825 to 1827-49 inclusive, Objections 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the buildings shall comply with all requirements for a similar building when erected outside the fire limits; that the occupancy of each building shall be restricted to the occupancy of one family; that any accessory garage erected shall be in accordance with the requirements for an accessory garage when erected within a G area; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto.

MINUTES

473-49-A

APPLICANT—Richard Shutkind, for 440 West 14th Street Corp., owner (Triangle Meat Distributors, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—440-442 West 14th street and 872-874 Washington street (1st floor); (Block 646, Lots 17 and 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Shutkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (473-49-A)

WHEREAS, Richard Shutkind, for 440 West 14th Street Corporation, owner (Triangle Meat Distributors, lessee) filed June 17, 1949 an appeal from a decision of the borough superintendent, affecting premises 440-442 West 14th street and 872-874 Washington street, southwest corner (Block 646, Lots 17 and 18), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 14, 1949 acting on amendment to Alt. Applic. 943-49 reads:

"1. Extension of present marquee is contrary to Section 24.1.4.3, subdivisions 1 and 2, Bldg. Code; Section C26-219g Administrative Code."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. front on 14th street by 103 ft. 3 in. in depth, upon which there are located two 4 story class 3 constructed buildings, 46 ft. and 50 ft. in height, each 25 ft. in width, 103 ft. and 99 ft. in depth at 1st floor, 99 ft. and 76 ft. in depth at 2nd floor, erected in 1887 and 1890, now vacant, and presently permitted to be used and occupied under C.O. 13369 issued December 1, 1927 upon completion of work under Alt. 1361-27 as follows: cellar—storage; 1st floor—store; 2nd floor—office; 3rd and 4th floors—tenement, and arranged for occupancy as follows: cellar—boiler room, storage and coolers; 1st floor—sales rooms and meat coolers—12 persons; 2nd floor—offices and lofts—10 persons; 3rd and 4th floors—vacant; proposed to be combined into one building 50 ft. by 103 ft. in area at 1st floor and 50 ft. by 99 ft. and 76 ft. in area at typical floor, of class 3 construction, to be used and occupied upon completion of alteration as follows: cellar—boiler room and meat cold storage—no persons; 1st floor—sales and meat storage coolers—20 persons; 2nd floor—offices—10 persons; 3rd and 4th floors to remain vacant; that the building will be provided with one 3 ft. 8 in. wide interior stairs in 442 West 14th street, constructed of iron with cement treads, enclosed in partitions of studs, fire retarded with wire lath and cement plaster, equipped with one hour self-closing doors, and leading direct to street, but not to roof; that there are four supplementary fire escapes, two on the 14th street front and two on the Washington street front, extending to roof by stair and to street by ladder; and

WHEREAS, the applicant states that at present there is an existing marquee over the sidewalk along the entire frontage on Washington street which continues around on 14th street front for a distance of 25 ft.; that it is proposed to extend this marquee on 14th street front an additional 25 ft. to take in the frontage of 442 West 14th street which is part of these combined premises; that the use of the marquee is essential to the conduct of the business transacted on the premises which is that of a wholesale meat market; that this business cannot be conducted in a sanitary manner without the proposed weather protection; that every building used for similar purposes adjoining or in the neighborhood is provided with a similar marquee; that the existing marquee on the building was approved by the Department

of Housing and Buildings on June 25, 1927; that a marquee existed prior to 1945 in the space where the marquee is now proposed and such marquee was removed under B. N. 114-45 which building notice was approved January 17, 1945.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. Applic. 943-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the restoration of the marquee previously existing prior to 1945 at which time it was removed because of a change of occupancy under B. N. 114-45 on condition that the marquee shall comply with all other requirements and that if the fire escape on the front of the building is maintained, a drop ladder from such fire escape shall be arranged to reach the sidewalk through the marquee within a properly framed opening; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

514-49-A

APPLICANT—Paul Friedman, for N. Y. Polyclinic Medical School & Hospital, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—342 West 51st street, south side, 295 ft. 6 in. east of Ninth avenue (Block 1041, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (514-49-A)

WHEREAS, Paul Friedman for New York Polyclinic Medical School and Hospital, owner, filed June 24, 1949, an appeal from a decision of the borough superintendent, affecting premises 342 West 51st street, south side, 295 ft. 6 in. east of Ninth avenue (Block 1041, Lot 52), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1949, as to Alt. Applic. 1504-40, C. O. App. 683-49, reads:

"Your application for a certificate of occupancy, which was filed in this department on June 6, 1949, is denied because our records indicate that an application for a certificate of occupancy for this building was requested by you on August 12, 1940, and at that time the following objection was raised to the issuance of such certificate of occupancy:

"The above building must be made to conform to Sect. 248 M.D. Law before a permanent C.O. may be issued. Note: New plans must be filed."

Further, our Division of Housing records indicate that a violation is pending indicating that the building is occupied in violation of Section 248 of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 5 stories 53 ft. in height, 20 ft. 6 in. by 90 ft. in area, on a lot 20 ft. 6 in. by 100 ft. 5 in. in area, Class 3 construction, erected in 1891, located in a residence use, B area, Class 1½ height district, used and occupied since 1940: Cellar, storage; 1st to 5th stories—nurses' sleeping rooms in conjunction with the N. Y. Polyclinic Hospital; that no change in use or occupancy is now proposed; that the building is equipped with one 3 ft. wide wood stairs with iron stringers enclosed in fire-retarded partitions equipped with fireproof 1 hr. test self-closing doors; that there is also a fire escape balcony on the 2nd to 5th floors front and rear interconnecting with 342 and 344 West 51st street; and

MINUTES

WHEREAS, the applicant contends that Alt. Applic. 1503-40—1504-40 was approved, permitting the following use and occupancy: Cellar, storage; 1st floor, 7 nurses' sleeping rooms, 10 persons; 2nd, 3d, 4th and 5th floors, 9 nurses' sleeping rooms, 11 persons per floor; for use in conjunction with the Polyclinic Hospital; that after approval of the alteration application, construction was completed and signed off as in conformity with the approved application plans; that the Division of Housing has filed a violation against the premises directing the discontinuance of the single room occupancy as in violation of Sections 9 and 248 of the Multiple Dwelling Law and the Borough Superintendent has refused to issue a certificate of occupancy based on completed alteration 1504-40; that the building is used in conjunction with the N. Y. Polyclinic Hospital; that all heat for this building is obtained from the hospital heating plant and all water and electricity supplied to this building is supplied by connections to the hospital; that the building although accessory to the hospital is not open to the public and access thereto is restricted to the nurses residing therein; that the decision of the borough superintendent, denying the application for the certificate of occupancy is erroneous and should be reversed, as the building is not rented, leased, let or hired out or occupied as a residence or home of any families as defined in Sect. 4, subdiv. 7 of the Multiple Dwelling Law; that the aforesaid section provides that a multiple dwelling shall not be deemed to include a hospital or public institution; that the building is part of the physical plant of the hospital; that in examining the 1940 alteration application for the borough superintendent, the examiner stated in substance on his order sheet that the building is not considered a multiple dwelling if no rent is charged and if an affidavit to that effect is furnished by the owner; that these conditions were complied with; that Section 663.1-0 of the Administrative Code provides that the decisions of the Board shall be applicable to cases similar or falling within the principles passed upon in such decision; that the decision of the Board under Cal. Nos. 606 to 618-38-A are applicable to the instant case; and

WHEREAS, in the opinion of the Board the buildings in question are part of the hospital and are specifically exempted from the Multiple Dwelling Law under section 4, subdivision 7.

Resolved, that the decision of the borough superintendent dated June 21, 1949 acting on Alt. Applic. 1504-40 and C.O. Applic. 683-49 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall comply with all other laws, rules and regulations applicable thereto other than the Multiple Dwelling Law.

515-49-A

APPLICANT—Paul Friedman, for Polyclinic Medical School and Hospital, owner

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—344 West 51st street, south side, 275 ft. east of 9th avenue, (Block 1041, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (515-49-A)

WHEREAS, Paul Friedman for New York Polyclinic Medical School and Hospital, owner, filed June 24, 1949, an appeal from a decision of the borough superintendent, affecting premises 344 West 51st street, south side, 275 ft. 6 in. east of Ninth avenue (Block 1041, Lot 53), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1949, as to Alt. Applic. 1503-40, C.O. App. 682/49 reads:

"Your application for a certificate of occupancy which was filed in this department on June 6, 1949, is denied because our records indicate that an application for a certificate of occupancy for this building was requested by you on August 12, 1940, and at that time the following objection was raised to the issuance of such certificate of occupancy:

"The above building must be made to conform to Sect. 248 M. D. Law before a permanent C.O. may be issued. Note: New plans must be filed."

Further, our Division of Housing records indicate that a violation is pending indicating that the building is occupied in violation of Section 248 of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 5 stories 53 ft. in height, 20 ft. 6 in. by 90 ft. in area, on a lot 20 ft. 6 in. by 100 ft. 5 in. in area, Class 3 construction, erected in 1891, located in a residence use, B area, Class 1½ height district, used and occupied since 1940: Cellar, storage; 1st to 5th stories—*nurses'* sleeping rooms in conjunction with the N. Y. Polyclinic Hospital; that no change in use or occupancy is now proposed; that the building is equipped with one 3 ft. wide wood stairs with iron stringers enclosed in fire-retarded partitions equipped with fireproof 1 hr. test self-closing doors; that there is also a fire escape balcony on the 2nd to 5th floors front and rear interconnecting with 342 and 344 West 51st street; and

WHEREAS, the applicant contends that Alt. Applic. 1503-40—1504-40 was approved, permitting the following use and occupancy: Cellar, storage; 1st floor, 7 nurses' sleeping rooms, 10 persons; 2nd, 3d, 4th and 5th floors, 9 nurses' sleeping rooms, 11 persons per floor; for use in conjunction with the Polyclinic Hospital; that after approval of the alteration application, construction was completed and signed off as in conformity with the approved application plans; that the Division of Housing has filed a violation against the premises directing the discontinuance of the single room occupancy as in violation of Sections 9 and 248 of the Multiple Dwelling Law and the Borough Superintendent has refused to issue a certificate of occupancy based on completed alteration 1503-40; that the building is used in conjunction with the N. Y. Polyclinic Hospital; that all heat for this building is obtained from the hospital heating plant and all water and electricity supplied to this building is supplied by connections to the hospital; that the building although accessory to the hospital is not open to the public and access thereto is restricted to the nurses residing therein; that the decision of the borough superintendent, denying the application for the certificate of occupancy is erroneous and should be reversed, as the building is not rented, leased, let or hired out or occupied as a residence or home of any families as defined in Sect. 4, subdiv. 7 of the Multiple Dwelling Law; that the aforesaid section provides that a multiple dwelling shall not be deemed to include a hospital or public institution; that the building is part of the physical plant of the hospital; that in examining the 1940 alteration application for the borough superintendent, the examiner stated in substance on his order sheet that the building is not considered a multiple dwelling if no rent is charged and if an affidavit to that effect is furnished by the owner; that these conditions were complied with; that Section 663.1-0 of the Administrative Code provides that the decisions of the Board shall be applicable to cases similar or falling within the principles passed upon in such decision; that the decision of the Board under Cal. Nos. 606 to 618-38-A are applicable to the instant case; and

WHEREAS, in the opinion of the Board the buildings in question are part of the hospital and are specifically exempted from the Multiple Dwelling Law under section 4, subdivision 7.

Resolved, that the decision of the borough superintendent

MINUTES

dated June 21, 1949 acting on Alt. Applic. 1503-40 and C.O. Applic. 682-49 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall comply with all other laws, rules and regulations applicable thereto other than the Multiple Dwelling Law.

488-37-A

APPLICANT—U. S. Industrial Chemicals, Inc., for Firestone Tire and Rubber Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner—re Transportation, storage and sale of inflammable mixture known as "Frigidex Anti-Freeze" in one gallon cans in New York City (containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: L. Everett Renz.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (488-37-A)

WHEREAS, this appeal from a decision of the fire commissioner, relative to the manufacture, storage, sale and transportation of Anti-Freezes (inflammable mixtures), in non-refillable cans within the City of New York granted by the Board October 19, 1937, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended June 28, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 19, 1937, as *amended* through May 10, 1949 by adding thereto:

"that the inflammable mixture as manufactured by U. S. Industrial Chemicals, Inc. may be marketed under the name of Frigidex Anti-freeze by the Firestone Tire & Rubber Company *on condition* that the requirements of the resolution adopted through May 10, 1949 shall be complied with."

69-49-A

APPLICANT—Lama, Proskauer and Prober, for Gladding Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1635-1651 Albany avenue, east side, 123 ft. 5 in. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough Brooklyn.

APPEARANCES—

For Applicant: Alfred O. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (69-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1635-1651 Albany avenue, east side, 123 ft. 5 in. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn was granted by the Board March 29, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 29, 1949 by adding thereto:

"that the sprinkler system herein required may be omitted in the showroom and parts department portion of the building provided walls separating this portion of the building from the balance of the building are carried above the roof as a parapet as indicated on revised plans marked "Received July 15, 1949," three sheets, and provided that in all other respects, the resolution adopted by the Board under this calendar number on March 29, 1949 shall be complied with as well as the resolution adopted by the Board under Cal. 826-47-BZ. (Sprinkler App. 6781-48)."

261-49-A

APPLICANT—Aladdin Sales Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner re storage and sale of combustible mixture known as "Aladdin Balunes"; in New York City, previously granted by the Board.

APPEARANCES—

For Applicant: Harry Margolis.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO OPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (261-49-A)

WHEREAS, this appeal from a decision of the fire commissioner, relating to the use of an inflammable mixture known as "Aladdin Balunes" was granted by the Board May 24, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board May 24, 1949, by adding thereto:

"... that such product may be sold and stored within New York City in one oz. and one-half oz. tubes when shipped in cartons tightly wrapped and so delivered to retail stores; that this material and packing shall conform in all respects with the requirements of the Administrative Code for inflammable mixtures to the satisfaction of the fire commissioner; and that not over two gross shall be on display in retail stores."

409-49-A

APPLICANT—Wallace G. Storch, for Cushman Sons, Inc.

SUBJECT—Application for consideration—re decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—43-82 Vernon boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors); (Block 488, Lot 114), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Wallace G. Storch.

ACTION OF BOARD—Appeal dismissed as being improperly before the Board. The Board deemed that it could not recommend to the Dept. of Marine and Aviation that that department grant a variance of the law.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

1024-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—West side of Columbia street, 2140 ft. south of Halleck street (Pier B, Beard's Erie Basin, foot of Richards); (Block 613, Lot 1); Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and E. W. Congdon, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1034-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier 3, Beard's Erie Basin, foot of Columbia street, (west side of Columbia street, 2140 ft. south of Halleck street); (Block 613, Lot 1), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and J. W. Congdon, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

935-48-A

APPLICANT—Morris Bernard Adler, for Max Bauer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn (under Section 35, General City Law re bed of mapped street—82nd street).

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1052-48-A

APPLICANT—160 Henry Street Corporation, owner opposite.

OWNER OF PREMISES: Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy re Alt. Applie. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Cohen and Edward Handelmann.

For Owner: George Langberg, Joseph Learner and Irvin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to restoration to the calendar pending the issuance of a C. O. and certificate of compliance by the Dept. of Housing and Buildings for the proposed hotel use.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1052-48-A)

WHEREAS, 160 Henry Street Corp., owner of premises opposite site, filed December 6, 1948, an appeal from a decision of the borough superintendent, re revocation of permit—re Alt. App. 2030-37, affecting premises 82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn, which premises are owned by Palm Properties Inc., and

WHEREAS, a public hearing was held on this appeal; and
WHEREAS, the report of the Committee was read at the hearing of July 19, 1949, which report reads as follows:

July 14, 1949.

Re: Cal. No. 1052-48-A

Cal. No. 1069-48-A

Premises 82-84 Pierrepont Street,
178 Henry Street, S. W. Corner,
(Block 242, Lot 37), Brooklyn.

REPORT OF COMMITTEE

These two appeals from different adjacent owners are to review the decision of the Borough Superintendent, refusing to revoke approval of a marquee on the building at the above address, alleged by the owner to be a hotel. The marquee in question is on the Pierrepont Street side and is so located as to be mainly on the lot and actually extends over the building line for a distance of 1'8". It is the usual marquee which a hotel would be permitted to erect under the provisions of the Building Code, Section C26-216.o, subparagraph g. The marquee is illuminated by lights under and with neon tubing to illuminate the letters reading "Hotel Palm" on the front and two sides. The wattage is claimed to be less than 150 watts total and blue and gold in color, which is not excessive if the marquee is lawful for a hotel in a residence use district, in which this building is located.

The application to the Borough Superintendent, Alteration No. 2030 of 1947, stated that the building before alterations was classified as "Class B Multiple Dwelling Hotel Heretofore Erected Existing", and such classification is filed on the usual blank, certified to as correct by the Housing Division. The purpose of the alteration application is to show compliance with Section 67 of the Multiple Dwelling Law, which, when this application was filed, applied only to hotels, and to obtain approval of the then proposed marquee after the application was filed on June 2, 1947. A violation was issued on November 7, 1947, requiring compliance with Section 67, which the owner had already expressed his willingness to do in filing the application five months previous. This violation was cancelled and superseded on May 19, 1948 by a new violation requiring compliance with Section 67 as amended at the 1948 Legislative Session.

Application 2030 of 1947 was approved September 23, 1948, for the hotel classification, including the marquee, which the Department's Legal Division advised was lawful. Permit to do the work was issued November 3, 1948, and the work is presumably not completed in full as the Inspector has not reported completion.

There is no evidence of an application having been filed for a new Certificate of Occupancy for the proposed hotel use, to supersede the existing Certificate of Occupancy 1028, issued November 26, 1919, which in 1939, under Calendar No. 437-39-A, the Board revoked in part as to the added endorsement: "also a public restaurant on the street level floor". It now appears that the building enjoyed two Certificates of Occupancy, the other No. 7653 issued November 25, 1932, not marked as superseding Certificate of Occupancy No. 1028, and issued against the same Permit—No. 3437. of 1919 and also containing the reference to a public restaurant on the street floor, which provision was

MINUTES

revoked in 1939. Copy of Certificate of Occupancy No. 7653, obtained from the Department's records, bears the notice of the revocation of part of the Certificate No. 1028 (relating to the street floor public restaurant), but this notation does not appear to apply to Certificate of Occupancy No. 7653, which on its face permits public restaurants on the street floor.

Under Cal. No. 762-41-BZ, the Board granted on January 27, 1942, a zoning variance to permit under certain conditions a public restaurant on the street floor and required that all existing Certificates of Occupancy shall be recalled and a new Certificate of Occupancy issued upon completion of the work authorized by the Board, for which B.N. Alteration Application 1528 of 1941 was filed with the Borough Superintendent on October 4, 1940 (although copy of objection in the Building Zone Application gives the Application number as B.N. 1528 of 1941, it now appears that the application number in the Department record is B.N. 1528 of 1940). The record shows that B.N. 1528 of 1940 or 1941, with objection dated July 18, 1941, re-issued December 12, 1941, was certified as complete on January 17, 1941. This Building Notice called for substantially the same work that was proposed in Application for a zoning variance under Cal. No. 762-41-BZ, which was, however, primarily for a change in use as to the public restaurant. On the Building Notice it was stated that the present occupancy was "heretofore erected class B Hotel". The applicant stated that the existing use was "one family, boarders, a restaurant for boarders and a private garage" and proposed to change the first floor to a public restaurant and the garage to a store. With this zoning variance application, Certificate of Occupancy No. 1028 of 1919 was alone filed.

The cards of the Housing Division show that this building has been classified since June 6, 1939, as a "heretofore erected existing Class B" (M.D. Sections 13 and 25), but since 1946, inspection cards indicate that the building is actually occupied contrary to the Certificate of Occupancy last issued in 1932, as a hotel, having 43 rooms and operating under Article 12 of the General Business Law. Report shows no restaurant as of January 2, 1947. Without such, it is a question whether the building is an "inn" and can be classified as a hotel, according to what the Board understands is the interpretation of the Housing Division.

In view of this maze of seemingly contradictory records, the Committee is of the opinion that no action should be taken on these appeals until an application is made to the Borough Superintendent for a Certificate of Occupancy to supersede all previously issued Certificates. A new Certificate of Occupancy, including a Certificate of compliance must be issued under the law if there is a change of use.

Pending such, the Committee recommends that these appeals be withdrawn without prejudice.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief, Fire Dept.

Resolved, that the appeal be and it hereby is *withdrawn* without prejudice to restoration to the calendar, pending the issuance of a certificate of occupancy and a certificate of compliance by the Department of Housing and Buildings for the proposed hotel use.

1069-48-A

APPLICANT—Frieda L. Lazarus, adjoining property owner.

OWNER OF PREMISES: Palm Properties, Inc.

SUBJECT—Appeal from a decision of the borough superintendent re revocation of permit re Alt. Applic. 2030-47.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Cohen and Edward Handelman.

For Owner: George Langberg, Joseph Learner and Irvin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to restoration to the calendar pending the issuance of a C. O. and certificate of compliance by the Dept. of Housing and Buildings for the proposed hotel use.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1069-48-A)

WHEREAS, Frieda L. Lazarus, adjoining owner, filed December 6, 1948, an appeal from a decision of the borough superintendent, re revocation of permit—re Alt. Applic. 2030-37, affecting premises 82-84 Pierrepont street and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn, which premises are owned by Palm Properties, Inc; and

WHEREAS, a public hearing was held on this appeal; and

WHEREAS, a report of the Committee was read at the hearing of July 19, 1949, a copy of which is printed in the action of Cal. 1052-48-A, affecting the same premises under consideration in this appeal.

Resolved, that the appeal be and it hereby is *withdrawn* without prejudice to restoration to the calendar, pending the issuance of a certificate of occupancy and a certificate of compliance by the Department of Housing and Buildings for the proposed hotel use.

386-49-A

APPLICANT—Conrad Roelle of Brown and Matthews, Inc., for Longwood Machine Works, Inc., owner (Tubular Textile Machinery Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33 61 54th street, southeast corner of Dudley place (Block 1193, Lots 111, 12, 13, 15, 16 and 17), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Stanley Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

493-49-A

APPLICANT—Gerard C. Henigin, for Joseph and Salvatore Lombardi, owners (Eldee Appliance Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-03 Atlantic Avenue, north side, 22 ft. east of 118th street (2nd floor); (Block 9350, Lot 39), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Gerard C. Henigin and Joseph S. Lombardi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

527-49-A

APPLICANT—Samuel Rosenblum, for Murray Sorin, owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-12 to 110-62 and 110-11 to 110-63 64th road, north and south sides, 100 ft. east of 110th street and south side 102.91 ft. west of Grand Central Parkway and 110-12 to 110-44 64th avenue, (Block 2184, Lots 11 and 19 and Block 2185, Lot 11), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

336-45-A—Vol. III.

APPLICANT—Frank V. Laspia, for Banner Candy Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re change of use of part of 1st floor—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—704 (700 displayed) Liberty avenue, south side, 32 ft. east of Elton street (Block 3986, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Agusta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, as to change of use of 1st floor.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

534-48-A

APPLICANT—The Coca Cola Bottling Co., of New York, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from an order and a decision of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—401-435 East 34th street and 34-37 Marginal street, northwest corner, 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966, Lots 1-4, 5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: M. C. Kramer.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

435-49-A

APPLICANT—DeRose and Cavalieri, for Estate of Maria Colombo (Frank Colombo, Executor), owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street (Block 5083, Lot 61), Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. DeRose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

498-49-A

APPLICANT—Sol A. Herzog, for Vincenza Bruno, adjacent owner.

OWNER OF PREMISES—Sun Oil Company.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of permit.

PREMISES AFFECTED—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Sylvan Novick.

For Owner: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949 at 2 P.M. at request of applicant's representative.

ZONING APPLICATIONS

492-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Halward Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station (previously granted by the Board) to gasoline service station, sales office, lubricatorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker: Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (492-27-BZ—Vol. II)

WHEREAS, this application under the zoning resolution to permit the erection and maintenance of a gasoline service station, affecting premises 1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn, was granted by the Board February 28, 1933, on certain conditions; and

WHEREAS, the resolution was amended May 31, 1933, September 15, 1936, November 8, 1939, November 26, 1940 and July 23, 1946; and

WHEREAS, plans were approved on January 14, 1947; and WHEREAS, time was extended July 22, 1947 and July 27, 1948 to obtain permits and complete the work; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 28, 1933, as *amended* by resolutions adopted through July 27, 1948, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by the applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

MINUTES

280-31-BZ

APPLICANT—Lama, Proskauer and Prober, for Roslyn D. Alpher, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f, permitting in a business use district, for a term of years, the maintenance of a gasoline service station.

PREMISES AFFECTED—162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street (Block 4046, Lot 5), Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (280-31-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, for a term of two years, the erection and maintenance of a gasoline service station, affecting premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street (Block 4046, Lot 5), Howard Beach, Borough of Queens, was granted by the Board on November 12, 1931, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted on July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 12, 1931 and as *amended* by resolutions adopted through July 22, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7, subdivision f for a term of five (5) years, to permit . . . ; that other than as herein *amended*, the resolution adopted November 12, 1931, shall be complied with and that a certificate of occupancy shall be obtained (NB Applic. 2817/31)."

172-46-BZ

APPLICANT—Joseph Otis, for Fisher Beer Co., Inc., lessee (Gus C. Marino and 146 Richmond Avenue Corp., owners).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the extension of present building, to cover more than the permitted area.

PREMISES AFFECTED—16-18 Grove avenue, south side, 100.52 ft. west of Richmond avenue and 146-148 Richmond avenue (Block 1077, Lots 28-37), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph Otis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commis-

sioners Blum and Kleinert and Deputy

Chief Guinea 4

Negative 0

THE RESOLUTION (172-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the extension of the present building to cover more than the permitted area, premises: 16-18 Grove avenue, south side, 100.52 ft. west of Richmond avenue and 146-148 Richmond avenue, (Block 1077, Lots 28-37), Port Richmond, Borough of Richmond, was granted by the Board July 16, 1946, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended September 23, 1947 and July 7, 1948; and

WHEREAS, the resolution was amended February 23, 1949; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 16, 1946, and as *amended* through February 23, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the borough superintendent, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 45/46)."

513-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Yetta Muntner, owner (Fabrikid Glove Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue.

PREMISES AFFECTED—883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway and 834-836 Broadway (Block 1579, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (513-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue, affecting premises 883 to 889 Park avenue, north side, 130 ft. 9½ in. west of Broadway and 834 to 836 Broadway (Block 1579, part of Lot 26), Borough of Brooklyn, was granted by the Board January 27, 1948, on certain conditions; and

WHEREAS, the resolution was amended July 20, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1948, as *amended* by resolution adopted July 20, 1948, only so far

MINUTES

as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the borough superintendent, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4990-46)."

708-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Hanover Sacks Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop, to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles.

PREMISES AFFECTED—61-42 to 61-48 Fresh Meadow lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy

Chief Guinea 4
Negative 0

THE RESOLUTION (708-47-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five (5) motor vehicles and carpenter shop, to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and the parking of motor vehicles to be serviced, affecting premises 61-42 to 61-48 Fresh Meadow lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 20, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the borough superintendent, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 754-47)."

712-47-BZ

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy

Chief Guinea 4
Negative 0

THE RESOLUTION (712-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of parking of cars, affecting premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 20, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 2087-47)."

1076-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Decca and Rose Calabro, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy

Chief Guinea 4
Negative 0

THE RESOLUTION (1076-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension to existing gasoline station, lubritorium, auto laundry, office and motor vehicle repair shop, affecting premises 43-13 to 43-21 111th street, 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 20, 1948, only so

MINUTES

far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the borough superintendent, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 5108-47)."

84-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel L. Benjamin and Clara Benjamin, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales.

PREMISES AFFECTED—38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (84-48-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales, affecting premises 38 to 48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn, was granted by the Board May 18, 1948, on certain conditions; and

WHEREAS, the resolution was amended July 13, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1948, as *amended* by resolution adopted July 13, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivisions f and i for a term of fifteen (15) years, to permit ...; that other than as herein *amended*, the resolution adopted May 18, 1948, shall be complied with and that a certificate of occupancy shall be obtained (NB Applic. 1824/47)."

312-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Cornell Furniture Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building on 2nd floor, using more than the area permitted.

PREMISES AFFECTED—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (312-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on second floor using more than the area permitted; affecting premises 6702 to 6716 18th avenue, 1780 to 1790 67th street, southwest corner and 1779 to 1789 68th street (Block 5568, Lots 36 and 42) Borough of Brooklyn was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the resolution was amended April 5, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standard and Appeals hereby *amend* the resolution adopted July 27, 1948, as *amended* by resolution adopted April 5, 1949, only so far as it has reference to obtaining the permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4678-47)."

420-48-BZ

APPLICANT—Charles M. Spindler, for Douglas Baker, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office.

PREMISES AFFECTED—53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (420-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station, to include lubrication, auto washing, storage and sale of automobile accessories and office, affecting premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens was granted by the Board July 13, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 13, 1948, only so far as it has reference to obtaining permits and completion

MINUTES

of the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by the applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 772/48)."

429-48-BZ

APPLICANT—Charles M. Spindler, for Manuel Schultz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (429-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens was granted by the Board July 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1948, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by the applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 2529-48)."

477-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias G. Arab, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (477-48-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop, to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five (5) motor vehicles, waiting to be serviced; affecting premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn was withdrawn without prejudice to restoration, at the request of the applicant November 3, 1948; and

WHEREAS, this application was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals hereby *amend* the resolution adopted January 18, 1949, only so far as it has reference to obtaining the permits and completion of the work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within (1) year from the date of this *amended* resolution (N.B. 369-48)."

727-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1269 Atlantic Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board), to office, artist rooms, modeling rooms, woodworking department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (727-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and unrestricted use districts, the change in occupancy from public garage for more than five (5) motor vehicles to office, artists' rooms, modeling rooms, woodworking department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays, affecting premises 1271-1273 Atlantic avenue, north side, 269 feet, 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn was granted by the Board January 11, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 11, 1949,

MINUTES

only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 4502-46)."

841-48-BZ

APPLICANT—Lama, Proskauer and Prober, for B and G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor.

PREMISES AFFECTED—202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (841-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor, affecting premises 202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn was granted by the Board January 25, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 25, 1949, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 3384-48)."

77-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William Reeber, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the reconstruction and extension to existing gasoline service station (previously granted by the Board) to include lubritorium, auto laundry, office, sale of auto accessories and motor vehicle repair shop.

PREMISES AFFECTED—181-01 to 181-11 Horace Harding boulevard and 59-04 to 59-12 Utopia parkway, northeast corner (Block 7065, Lots 3 and 5), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

249-29-BZ—Vol. II

APPLICANT—Gustave Goldman, for Rose Firestone, owner (4 corner Service Station, Inc., lessee).

SUBJECT—Application for consideration—reopening re additional uses and extension in area based on new decision—re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the proposed change in use from gasoline service station (previously granted by the Board) to sale of gasoline, service station and parking and storage of more than five motor vehicles; proposed use of new area extending into residence district.

PREMISES AFFECTED—2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

43-39-BZ—Vol. II

APPLICANT—Irving M. Fenichel, for Ken-Isle Inc., owner (Kent Stores, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re additional extension of use—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the erection and maintenance of a building to be used for fur storage and also, a garage for more than five motor vehicles.

PREMISES AFFECTED—17-45 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4732, Lot 9, Block 4746, Lot 1, Block 4729, Lot 46 and Block 4747, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, to consider additional extensions of use and buildings.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

1105-48-SA

APPLICANT—ABC Automatic Burner Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re additional trade name (Norge Heat Oil Burner, Model COB-12) and Agent (Norge-Heat Division of Borg-Warner Corp.); previously approved re ABC Oil Burner, Model 52A.

APPEARANCES—

For Applicant: Vincent Colangelo.

MINUTES

ACTION OF BOARD—Application reopened for amendment of resolution as to proposed additional selling agent and trade name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

352-42-SA

APPLICANT—General Electric Company, owner.

SUBJECT—General Electric Oil Fired Warm Air Conditioner, Models LB-22C, LB-22, LB-32, and LB-34, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

368-42-SA

APPLICANT—Reginald J. Meehan, owner.

SUBJECT—Victory Bomb Snuffer and Transporter, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

417-42-SM—Vol. II

APPLICANT—Adolph G. Kraus, for Alpha Tank Co., Inc., owner.

SUBJECT—Application reopened December 22, 1942—re Alpha Cylindrical Gasoline Storage Tank, sizes 110 gal., 275 gal., 1080 gal., 2000 gal., and 5000 gal. capacity, (previously approved re 550 gal. capacity).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

469-42-SA

APPLICANT—C. S. Jacobsen, owner.

SUBJECT—"NIPIT" Fire Extinguisher (for extinguishment for incendiary bombs), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

471-42-SM

APPLICANT—The Wilbur and Williams Company, owner.

SUBJECT—Shatterbond (lacquer adhesive on glass to prevent glass from flying), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

580-42-SA

APPLICANT—Cunningham Fire Extinguisher Company, owner.

SUBJECT—Cunningham Incendiary Bomb Extinguisher, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

582-42-SM

APPLICANT—Marine Air Research Corporation, owner.

SUBJECT—Marco Plywood "I" Beam, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

604-42-SM

APPLICANT—Richards-Wilcox Manufacturing Company, owner.

SUBJECT—Richards-Wilcox FyeR-Ward Fire Doors with Swinging Sliding Fire Door Hardware, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

665-42-SA

APPLICANT—Siph-O-Products Corp., owner.

SUBJECT—Application reopened June 19, 1945—re amendment of resolution—re Siph-O-Universal Faucet Adapter (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

713-42-SM

APPLICANT—Stanley S. Peters, for Peters Process Company, owner.

SUBJECT—Peproco (Heavy plastic), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

733-42-SM

APPLICANT—Edward Kennedy, owner.

SUBJECT—Kennedy Improved Cast Iron Water Closet and Urinal Flange, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

734-42-SM

APPLICANT—Edward Kennedy, owner.
SUBJECT—Kennedy Improved Compact Waste for Sink
and Tub Fixture, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

868-42-SA

APPLICANT—Wagner Manufacturing Company, owner.
SUBJECT—Wagner Type C Elevator Door Closer, with
Electric Interlock and Rack and Pawl, Wagner
Type CL Zone Control Door Closer with Electric
Interlock, Wagner Type C Elevator Door Closer
(when used with other types of approved Electric-
Mechanical Interlocks on Automatic Push-Button
Control Elevators), Wagner Type BI Electric-
Mechanical Barlock Interlock, Wagner Type BIL
Electric-Mechanical Barlock Interlock with Zone
Control Device, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

869-42-SA

APPLICANT—Wagner Manufacturing Company, owner.
SUBJECT—Wagner Type C, Emergency Release Switch,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

870-42-SA

APPLICANT—Wagner Manufacturing Company, owner.
SUBJECT—Wagner Type CS Car Door or Car Gate Con-
tact Switch (for use with either car switch or auto-
matic Push Button Control Elevators), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

871-42-SA

APPLICANT—Wagner Manufacturing Company, owner.
SUBJECT—Wagner Type SS-A-4 Master Electric Car and
Corridor Door Operator (for use on car switch-
control elevators),
Wagner Type SS-A-3-A Master Electric Operator
with Door Closer and electric Interlock (for use
on car switch-control elevators),
Wagner Type SS-A-3-B Master Electric Interlock
with Wagner Zone Control Door Closer and Elec-

tric Interlock (for use on automatic push-button
control elevators),
Wagner Type SS-A-5 Master Electric Operator
(for use with other types of approved electric-
mechanical interlocks) and
Wagner Type SS-A-2 Master Electric Operator
(for the operation of car doors or gates), approval
of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

878-42-SA

APPLICANT—Lawrence Stahl and Company, Incorporated,
owner.

SUBJECT—Climax Blue Streak Generating Set, approval
of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

842-42-SM

APPLICANT—P. and F. Corbin Division of American
Hardware Corp. of New York, owner.

SUBJECT—Corbin Automatic Exit Fixtures or Panic
Bolts, approval of.

APPEARANCES—

For Applicant: Henry Helmer.

ACTION OF BOARD—Application withdrawn without
prejudice to restoration to calendar after applicant
completes his papers.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

891-42-SM

APPLICANT—Preservative Products Company, owner.
SUBJECT—Esco Compounds (for Weatherproofing and
Dustproofing Cement Floors), approval of.

APPEARANCES—

For Applicant: H. L. Johnson.

ACTION OF BOARD—Application withdrawn without
prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

901-42-SM

APPLICANT—Onyx Oil and Chemical Co., owner.
SUBJECT—Application reopened December 17, 1946—re
amendment of resolution—re Onyx Fireproof SP
Compound (reopened and approved re additional
trade name Repel-O-Flame).

APPEARANCES—

For Applicant: W. T. Donahue.

ACTION OF BOARD—Application withdrawn without
prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:35 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 31

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—Worth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Special Meeting, Friday Morning, July 22, 1949, Affecting Calendar Numbers 193-49-BZ, 323-49-BZ, 413-49-BZ, 436-49-BZ, 51-30-BZ—Vol. III, 388-49-BZ, 412-49-BZ, 422-49-BZ, 437-49-BZ, 457-49-BZ, 465-49-BZ, 491-49-BZ, 400-45-BZ, 178-48-BZ, 698-48-BZ, 197-49-BZ, 407-49-BZ, 368-19-BZ—Vol. III, 298-48-BZ, 151-19-S—Vol. II, 157-39-A—Vol. II, 336-45-A—Vol. III, 164-49-A, 296-49-A, 299-49-A, 313-49-A, 384-49-A, 428-49-A, 458-49-A, 466-49-A, 471-49-A, 482-49-A, 492-49-A, 494-49-A, 504-49-A, 519-49-A, 524-49-A, 530-49-A, 535-49-A, 538-49-A, 539-49-A, 545-49-A, 554-49-A, 454-49-A, 402-41-A—Vol. II, 191-49-A, 364-49-A, 521-49-A, 1122-48-A—Vol. II, 155-49-A, 194-49-A, 483-49-A, 690-45-SA, 620-47-SM, 757-48-SA, 1207-40-SM, 367-44-SM, 368-44-SM, 377-44-SM, 378-44-SM, 450-48-SM, 737-48-SM and 112-49-SM.

Appeals as to Multiple Dwellings.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m. 8 1949

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to July 26, 1949

Cal. No. Dept. Premises Affected.

561-49-A—997 3rd avenue, east side, 60.3 ft. north of East 59th street (Block 1414, Lot 3), Borough of Manhattan, Alt. 2463-48.

562-49-A—H.B.R.—2415 Richmond road, north side, 542.95 ft. east of Odin street (Block 942, Lot 11), New Dorp, Borough of Richmond, N.B. 186-49.

563-49-SM—Capitol Three Hour Tin-Clad Door (for factory buildings), manufactured by Capitol Fireproof Door Co., Material.

564-49-A—F.D.—24-26 Broadway, south side, 117 ft. 9 in. east of Kent avenue (1st floor); (Block 2129, Lot 13), Borough of Brooklyn, Decision re 10904-LC.

565-49-SA—William Barnstead Engineering Corp., Steam Still, Model LVS-5 and William Barnstead Engineering Corp., Triple Steam Still, Model 3-DVS-525, Appliance.

566-49-SM—Van Alen Fabricated Wall (stainless steel, exterior finished panels and Porete-fill standard interior wall finish), manufactured by William Van Alen, Material.

567-49-A—F.D.—1153-1163 Coney Island avenue, southeast corner of Avenue H (Block 6695, Lot 1), Borough of Brooklyn, 20752-LC.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Feb. 22, 1949—Vol. 34, No. 8
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3

	Last Publication in Bulletin
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May 10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for.....	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	June 7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19... Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following Tuesday morning, September 13, 1949, at 10 o'clock in Room matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises

CALENDAR

407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

60-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 14), Borough of Brooklyn.

12-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 1st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

35-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

14-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 43-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

38-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning-resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

13-49-BZ—Application, April 14, 1949, under sections 7c and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubrication and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 3-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, Parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicle waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

155-49-A—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

435-49-A—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street, Block 5083, Lot 61), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc.,

CALENDAR

owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35) Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laun-

dry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

154-49-A—10-17 Livingston place, east side, from East 16th street to East 17th street, 323 East 16th street and 330 East 17th street (4th floor); (Block 922, Lot 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

662-48-A—Vol. II—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens. (reopened February 15, 1949)

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

510-49-A—327-335 East 64th street, north side, 200 ft. west of 1st avenue, (Block 1439, Lot 14), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday afternoon, September 27, 1949, at 2 o'clock in Room* matters:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, JULY 22, 1949

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

ZONING APPLICATIONS

193-49-BZ

APPLICANT—Lama, Proskauer & Prober for Robert L. Meruk, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building (stores) using more than the area permitted.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7558, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. for applicant to amend Cal. 194-49-A as to exits, and to amend this application as to proposed use of premises at 744 East 31st street, Lot 76, for exits from the rear.

323-49-BZ

APPLICANT—Lama, Proskauer and Prober for Long Island Motors, Inc., and Pauline Kurfist, owners. (Long Island Motors, Inc., lessee)

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars using more than the area permitted.

PREMISES AFFECTED—59-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Peter J. Kiernan and H. Saliter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. for applicant to file revised plans.

413-49-BZ

APPLICANT—Schuman and Lichtenstein for 119-20 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Simon N. Alderman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. for applicant to file revised plans.

436-49-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service station.

PREMISES AFFECTED—1548-1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway, (Block 1266, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. for applicant to file revised plans showing the 30 ft. space along the parkway and planting according to the State Law.

51-30-BZ—Vol. III

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Company, owner.

SUBJECT—Application reopened April 26, 1949 re Application (decision of borough superintendent) under sections 7g and 7c of the zoning resolution, permitting partly in a residence, business and retail use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, installation of gasoline service station, extension of restaurant in building, extension of existing gasoline service station, erection and maintenance of a building to be used as a lubritorium and motor vehicle repair shop and extension of kitchen facilities into a garage area.

PREMISES AFFECTED—112-01 to 112-19 Queens boulevard, 75-01 to 75-09 112th street, northeast corner and 112-16 to 112-40 75th avenue (Block 2264, Lots 73 and 79), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Engelhardt.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (51-30-BZ—Vol. III)

WHEREAS, this application, under section 7g and 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a garage for more than five (5) motor vehicles, and also the installation of a gasoline service station, affecting premises 112-01 and 112-19 Queens boulevard, 75-01 to 75-09 112th street, northeast corner, and 112-16 to 112-40 75th avenue (Block 2264, Lots 79 and 73) Forest Hills, Borough of Queens, was granted by the Board April 8, 1930, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended January 3, 1946; and

MINUTES

WHEREAS, the applicant requested a further amendment of the resolution as to extension of time to complete; and

WHEREAS, this case was reopened by vote of the Board on April 26, 1949; and

WHEREAS, a public hearing was held on July 22, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1949, as to Alt. Applic. 1097-49, reads:

"1. As this building was approved under Cal. 51-30-BZ any addition or changes would require the approval of B of St. & A.

2. The addition to existing public garage located within a Bus. and Res. district is contrary to Article 2, sect. 3 & 4 of Zone Resolution

3. As proposed addition is located within a D & E area district area of proposed addition is excessive and is contrary to sect. 14C & 15C of Zone Resolution.

4. Provide setback for Res. E district as per sect. 15d of zone resolution.

and

WHEREAS, the applicant contends that permission was granted by the Board to erect and maintain a 4-story fire-proof garage for the storage of more than five (5) motor vehicles; that the third story was completed before war restrictions were imposed; that the owners now desire to erect the fourth story and complete the building in accordance with the original grant.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 8, 1930, as amended through January 3, 1946, as to additional objections and extension of time to complete, so that as amended this portion of the resolution shall read:

that the building may be completed as to the fourth story, as permitted by resolution adopted April 8, 1930 and all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution; and that the requirements of the resolution adopted this day under Cal. 530-49-A shall be complied with."

388-49-BZ

APPLICANT—Paul Friedman, for Whitestone Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows, signs and entrances more than permitted distance from intersection.

PREMISES AFFECTED—12-23 to 12-29 150th street and 150-01 12th road, northeast corner (Block 4517 (413), Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (388-49-BZ)

WHEREAS, Paul Friedman for Whitestone Building Corporation, owner, filed May 19, 1949, an application under section 7A of the zoning resolution, to permit in a business use district the erection and maintenance of stores with show windows, signs and entrances more than the permitted distance from an intersection; affecting premises 12-23 to 12-29 150th street and 150-01 12th road, northeast corner (Block 4517, Lot 1), Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949,

after due notice by publication in the Bulletin, and laid over to July 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 150th street is in residence and business use, D area and Class 1 height district; 12th road and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1949, acting on N.B. Applic. 2055-49, reads:

"1. The erection of store front, entrances and signs on 150th street more than 25 ft. from the corner of 12th road is contrary to Section 7A of zone law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 125 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 100 ft. front by 75 ft. in depth, one story, 13 ft. in height, of Class 3 construction to be used as stores, facing on 150th street; and

WHEREAS, the applicant contends that the construction will consist of poured concrete foundations, brick exterior walls, wood floor and roof beams, five-ply rubberoid roof, wood and steel windows, plaster partitions and ceilings, store fronts of stainless metal, plate glass and structural glass veneer on front walls; that 150th street from 12th road to 14th avenue is the established and recognized main business street of this community; that this proposed store building, in order to establish a position as an integral part of this business street and to attract patronage from the shoppers must maintain its frontage on 150th street; that various store tenants who were interested in renting space in this building have withdrawn such interest upon learning that there is a possibility that the stores may have to front on 12th road; that 12th road, by its present physical characteristic and the type of improvement now existing would be detrimental to the success of any stores facing this street; that it is in all respects a side street in relation to 150th street and there is no natural flow of traffic of activity along this street to permit its development as a retail business street; that experts in retail merchandising consider stores along 12th road to be of no value; that the establishment of 150th street as the front of the proposed building would not adversely affect adjoining property owners because business use is already established on this street; that on the east side of 150th street, 50 ft. distant from subject premises, there is now a funeral home and the property on which this stands extends to the next street corner, namely 12th avenue; that on the west side of 150th street opposite subject premises there is a building of mixed occupancy formerly occupied by a publication concern with a store on the ground floor and dwelling unit above; that the legal grade on 12th road pitches at a rate of more than 5% and if stores would face on this street it would create an awkward condition with respect to the requirements for stepping each store and would contribute towards an unattractive appearance; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* to permit the construction of the store building substantially as proposed and as indicated on plans filed with this application marked "Received May 19, 1949," 3 sheets, except that the space need not be subdivided into stores as indicated so long as the stores are occupied for retail purposes *on condition* that the door to the stores for larger subdivisions may be double doors not exceeding 5 ft. in width; that the partitions separating the stores shall be constructed in accordance with the code requirements up to the underside of the roof boarding; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

412-49-BZ

APPLICANT—William H. Byrne, for Neljo Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, D area, the erection and maintenance of a building to be used as stores using more than the area permitted.

PREMISES AFFECTED—9508 to 9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 42, 43 and 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Byrne.

For Opposition: David T. Benson and Jacob Katzen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (412-49-BZ)

WHEREAS, William H. Byrne for Neljo Realty Corporation, owner, filed May 19, 1949, an application under Section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores using more than the area permitted, affecting premises 9508 to 9516 Church avenue, south side, 60 ft. east of East 95th street (Block 4716, Lots 42, 43, 44) Borough of Brooklyn; and

WHEREAS, a public hearing was held on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 95th street is in residence and business use, C and D area and Class 1 height districts; Church avenue is in a business use, C and D area district, and the site is in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1949, acting on N.B. Applic. 152-49, reads:

"1. Proposed store building to occupy 90% of the area of an interior lot on premises located in a D zone is contrary to Article IV, Section 14C of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 80 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building 80 ft. front by 90 ft. in depth, one story and mezzanine, 16 ft. in height of Class 3 construction to be used as stores; and

WHEREAS, the applicant states on behalf of the owner, that it would be a hardship to be compelled to construct this building strictly according to the zoning ordinance; that in order to conduct his business, it is necessary for him to have storage space for stock in the rear of the building; that the allowable depth of 55 ft. will make this impossible; that the proposed structure is a one-story taxpayer; that this construction will not affect the light and air of the adjoining buildings; that the building on the south abuts this property for a distance of 25 ft.; that this building is a two-story and basement brick dwelling; that the elevation of the 1st floor is about 4 ft. above the grade of East 95th street; that there are no windows on the north wall of this building; that the building on the west of this property is a two-story brick store with a flat on the 2nd floor; that there are no windows on the side of this building and the construction of a one story taxpayer would not interfere with the light and air of the flat on the 2nd floor; that there are other business buildings in the vicinity which cover more than 55% of the ground area on the 1st floor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 thereof to permit the increased coverage, substantially as proposed and as indicated on plans filed with this application, marked "Received May 19, 1949" (4 sheets), on condition that a rear yard not less than 25 ft. in depth shall be left vacant and unbuilt upon across the entire rear portion of the premises; that such rear yard shall be properly paved and drained; that substantial fences shall be constructed on the rear lot line and on the side lot lines up to the walls of the proposed store building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herskovitz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years.

PREMISES AFFECTED—1794 to 1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (422-49-BZ)

WHEREAS, Charles M. Spindler, for Alfred Herskovitz, owner, filed May 31, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles for a term of two years, affecting premises 1794 to 1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue, (Block 1467, Lot 31), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin; and laid over to July 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Saratoga avenue is in a business use, C area, Class 1 height district; Park place is in residence and business use, C area and Class 1 height districts; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 27, 1949, acting on Alt. Applic. 1742/49, reads:

"1. Proposed parking and storage for more than five motor vehicles in a residence use district is contrary to Art. II, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 60 ft. front by 131 ft. 2¾ in. in depth (irregular), presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles and to erect a shelter 10 ft. by 10 ft., one story 10 ft. in height, of Class 4 construction; and

MINUTES

WHEREAS, the applicant contends that the lot to the west (27) contains the abandoned foundation walls of a proposed synagogue, constructed about 20 years ago; that these three vacant lots constitute at present an unattractive nuisance and dangerous playground for the children of the neighborhood; that the site is now fenced on two sides and it is proposed to fence the other sides with a chain link wire fence and to level the site and surface it with clean steam cinders or gravel, rolled and mixed with a binder; that the need for a parking lot in this area is acute; that within the entire 500 foot radius shown on the block diagram there is not a single parking lot or any vacant plot where parking may legally be established, although the area is solidly built up, principally with 3 and 4-story multiple dwellings; that the only garage facilities within this 500 foot radius are two public garages on Sterling place (Block 1472, lots 12 and 18), which can accommodate only about a total of 80 cars and which are completely filled; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the plot to be occupied for the parking and storage of motor vehicles *on condition* that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with steam cinders, clean gravel rolled and treated with a binder; that on the interior lot lines and on the street building line there shall be erected a continuous woven wire fence of the chain link type not less than 5 ft. 6 in in height except where walls of adjoining buildings on the lot line occur and there may be one opening to the street as proposed not exceeding 15 ft. in width and fitted with proper gates to be closed when the parking lot is not in use with a curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except that there may be a building to be used as an office and shelter for the attendant provided such building does not exceed 100 sq. ft. in area, and one story in height; that such building may be of frame and shall be located near the entrance; that signs shall be restricted to a permanent sign attached to the fence advertising the parking and storage use and such other information as is required by the Commissioner of Licenses, and provided such sign is not illuminated, does not extend beyond the building line and does not exceed 15 sq. ft. in area; that this variance is contingent upon the street being changed so as not to be a designated play street; that if such use of the street is not discontinued, the terms of this variance shall not apply; that the applicant shall furnish to the Board a copy of the letter from the Police Department to the effect that the street is no longer designated as a play street; that such portable fire-fighting appliance shall be maintained as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

437-49-BZ

APPLICANT—Lama, Proskauer and Prober for Estate of Josephine Schnurmacker, owner. (Gulf Oil Corporation, lessee)

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i of the zoning resolution, to permit in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into existing garage for more than five motor vehicles.

PREMISES AFFECTED—1190 to 1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: T. A. Shaw.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (437-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Estate of Josephine Schnurmacker, owner; Gulf Oil Corp., lessee, filed May 16, 1949, an application under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in residence and business use districts, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into an existing garage for more than five motor vehicles, affecting premises 1190-1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin; and laid over to July 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use, B area and Class 1½ height district; East 63rd street and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1949, acting on Alt. Applic. 749/49, reads:

"1. Proposed construction of a gasoline service station, with car washing, minor repairs, office & storage & extension of such use into an existing garage for more than five motor vehicles, on premises located partly in a Business use district and partly in a residence use district is contrary to secs. 3 and 4 (a) (29) (46) and (52) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. 5 in. front by 150 ft. in depth, on which is located a building 100 ft. 5 in. front by 150 ft. in depth, one story 14 ft. in height, of Class 3 construction, erected in 1918, presently used as a storage garage for more than five motor vehicles, for which Certificate of Occupancy 32708/47, (Alt. 206-46) has been issued; that it is proposed to remove a section of the building to a depth of 38 ft. from 2nd avenue and install a modern gasoline service station, four new 550-gallon gasoline tanks and four gasoline pumps; and

WHEREAS, the applicant states in a letter dated July 11, 1949, that they will give up the existing gasoline station now operated and owned by Gulf Oil Corporation on the northwest corner of 46th street and 1st Avenue; and

WHEREAS, this station is directly across the street from the United Nations and in the event this application is granted will be sold to the Carnegie Endowment for International Peace; and

WHEREAS, the applicant contends that a new masonry front will be installed and a salesroom, office, car washing and lubrication section will be installed within the building, the present garage use for more than five cars and the allowable minor repair use will be maintained and the present curb cuts rearranged; that as the site is now developed with a nonconforming use, the proposed use will only replace part of the present non-conforming use; that 2nd avenue is a main auto highway and the proposed gasoline station is entirely in keeping at this point; that the new modern front to be installed on the building will improve the appearance of the area; that there are many nonconforming uses in the affected area as follows: Block 1418, lots 21, and 28, gar-

MINUTES

ages; block 1419, lot 21, motor vehicle repair shop; Block 1438, lots 51 and 10, garages; Lot 12, lumber yard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under sections 7c and 7i thereof, to permit the re-arrangement of the existing building until recently occupied by Standard Brands and not as a garage, to be rearranged and reconstructed substantially as proposed and as indicated on plans filed with this application marked "Received May 16, 1949," four sheets, and to be occupied as thereon indicated as a gasoline service station along 2nd avenue and as a service station in the altered building, and under section 7i to permit the minor repairs to cars dealt in by the agency proposing to occupy the building on condition that the building otherwise shall not be increased in height or area; that no windows shall be erected in the side or street wall other than those now existing; that the boiler room shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that the gasoline service space shall be concreted and pumps shall be of the parkway type and erected not nearer than 10 ft. to the street building line; that curb cuts shall be restricted to two curb cuts, each 30 ft. in width to 2nd avenue; that there shall be no curb cut from East 63rd street; that along East 63rd street there shall be a masonry wall not less than 5 ft 6 in. in height except that such wall may be ramped down to a height of 4 ft. within 10 ft. of the building line of 2nd avenue; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the number of gasoline tanks shall be restricted to three new 550 gallon tanks; that along the southerly lot line where the wall of adjacent building will be exposed, such wall shall be faced with masonry to a height of not less than 10 ft.; that signs shall be restricted to a permanent sign on the service building facing 2nd avenue and the illuminated globes of the pumps, excluding all roof signs and temporary signs; that in all other respects the building and occupancies shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

457-49-BZ

APPLICANT—Keogh, Brenman and Maged, for Wates & Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21, 7h and 7c of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot without the required rear and side yards and without individual garages and to permit the parking of motor vehicles on open portion of plot.

PREMISES AFFECTED—Blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16, Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive; 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-

25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Thomas Keogh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (457-49-BZ)

WHEREAS, Keogh, Brennan and Maged for Wates and Company, Inc., owner, filed June 2, 1949, an application under sections 21 and 7h and 7c of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot without the required rear and side yards and without individual garages and to permit the parking of motor vehicles on the open portions of the plot, affecting premises—blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive; 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive) (Buildings 1-17 inclusive) Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949, to await action by the Board of Estimate; and

WHEREAS, the district maps accompanying the zoning resolution show that 215th street is in residence and local retail use, D area and Class 1 height districts; 210th to 214th streets, 69th avenue, 73rd avenue and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 28, 1949, on N. B. Applications 2262, 2475 to 2480-49 inclusive, reads:

"1. The erection of more than one building on a lot is contrary to Art 1, Section IV, zone resolution.

3. Proper rear yards not shown provided Art. 4, Section 16a zone resolution.

4. Proper side yards not provided for each building contrary to Art. 4, Section 16a zone resolution.

5. Provide individual garages Art. 2, Section 3, subd. 9b zone resolution.

7. Parking of cars in a residence district is contrary to Article 2, Sec. 3 zone resolution."

and

WHEREAS, the decision of the borough superintendent, dated June 28, 1949, on N. B. Applications 2261, 2473-49 and 2474-49, reads:

"1. The erection of more than one building on a lot is contrary to Art. 1, Section IV zone resolution

3. Proper rear yards not shown provided Art. 4, Section 16a zone resolution.

"4. Proper side yards not provided for each building contrary to Art. 4, Section 16A zone resolution.

5. Provide individual garages Article 2, Section 3, Subd. 9b zone resolution.

6. Parking of cars in a residence district is contrary to article 2, Section 3 of zone resolution."

and

MINUTES

WHEREAS, the decision of the borough superintendent dated June 29, 1949, acting on N. B. Applications 2263, and 2481 to 2487-49, inclusive, reads:

"1. The erection of more than one building on a lot is contrary to Article 1, Section IV, zone resolution

3. Proper rear yards not shown provided Article 4, Section 16a zone resolution.

4. Proper side yards not provided for each building contrary to Article 4, section 16a zone resolution.

5. Provide individual garages Article 2, Section 3, Subd. 9b zone resolution.

7. Parking cars in a residence district is contrary to Article 2, Section 3, zone resolution."

and

WHEREAS, the applicant states that the premises consist of plot 720 ft. front by 483.40 ft. in depth, 360 ft. front by 450.84 ft. in depth, 200 ft. front by 340 ft. in depth, irregular in area; that it is proposed to erect in a residence use E area district, groups of two-family frame, two-story brick veneered attached dwellings with accessory garages underneath the dwellings and accessory garages at the rear of dwellings and to provide for the parking of motor vehicles within the premises; and

WHEREAS, the applicant contends that the development will be in harmony with the spirit and intent of the zoning resolution and will enhance the value of adjoining property by reason of its architectural design and its provision for open spaces, landscaped areas and off-street parking; and

WHEREAS, the applicant contends as to objections 1, 3 and 4, issued by the borough superintendent, that the requirements of the zoning resolution as to the erection of more than one building on a lot and as to rear and side yards is to provide adequate light and air for the buildings to be erected and for the preservation of block ventilation; that adequate provision for light and air has been made for the occupants of the dwellings and adequate block ventilation is provided by the arrangement of the buildings; that the area of the plot to be occupied by the dwellings will be approximately 23% which is 22% less than the percentage permitted by the zoning resolution in a D area; that the net area of the property is 625,539 ft. which coverage is far less than is permitted under the zoning resolution; that in computing the above coverages, no advantage has been taken for the extra coverage permitted for corner lots; and

WHEREAS, this proposed garden type apartment development is, in the opinion of the Board, a multiple dwelling development consisting of 18 residential buildings, each with separate apartments and general facilities for tenants provided as in the usual multiple dwelling, and, as such, no side yards are required between the sections which are separated by fire walls; that for zoning purposes, the buildings can be deemed to comply with the requirements for yards, particularly as the coverage of each block is represented as 23% and consequently provides greater yard and unbuilt upon space than the requirements of the area district in which they are located; that each building can be deemed as occupying a lot as defined in the recent regulation of the Commissioner of the Department of Housing and Buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution, as to the proposed parking use and under Section 7e as to garages, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to the technical objection of more than one building on a lot and as to arrangement of yards and open spaces, and is, therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 21 thereof, as to objections 1, 3 and 4, as to objection 5, to per-

mit under Section 7e the erection and maintenance of the garage buildings as proposed for a term of the proposed thirty-three year mortgage commitment, and under section 7, subdivision h, as to objection 7, for a similar term, to permit the parking of cars of the pleasure type; on condition that the garages shall be restricted to the areas shown and the garages and parking spaces shall be occupied only for motor vehicles of the pleasure car type belonging to the residents of the residential buildings on the block and their guests; that the use of the garage buildings shall meet all other requirements for accessory garages when located in a residence use district; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 458-49-A; that sidewalks and curbing on surrounding streets shall be constructed and maintained in accordance with the requirements of the Borough President; that play spaces, walks and landscaping shall be properly maintained; that garage buildings shall comply with the code and the zoning resolution in all other respects; that driveways and parking areas shall be properly surfaced and maintained; that all permits shall be obtained and all work completed within one year from the date of this resolution.

465-49-BZ

APPLICANT—George G. Miller, for Floreland Realty Corp. and Rayland Realty Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of more than one building on a lot and with garages not on same lot with tenants.

PREMISES AFFECTED—196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George G. Miller and Alexander S. Natanson.

For Opposition: Joseph P. Axler, Paul S. Lawrence, Alvin N. Abrams, Samuel Winokur, Beulah Nash, Cecile Miller and Nathan Uretsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (465-49-BZ)

WHEREAS, George G. Miller, for Floreland Realty Corp., and Rayland Realty Corp., owners, filed June 13, 1949, an application under sections 21 and 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of more than one building on a lot and with garages not on same lot with tenants, affecting premises 196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place

MINUTES

(Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Garden Houses), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949, for decision—no further adjournments; and

WHEREAS, the district maps accompanying the zoning resolution show that 69th avenue is in residence and local retail use, D area and Class 1 height districts; 67th avenue and 73rd avenue, 196th and 197th Place and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decisions of the borough superintendent, dated February 10th and 18th, 1949, acting on N.B. Applications 497 to 504-49, inclusive, read:

"3. The erection of more than one building on a lot is contrary to Article one, sect. V of Zone Resolution."

and
WHEREAS, the decision of the borough superintendent, dated June 27, 1949, acting on N.B. Applications 497-504/49, inclusive, reads:

"5. Use of garage by tenants of buildings on adjoining lots is contrary to Article 2 section 3 of Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 620 and 642 ft. front by 230 ft. irregular in depth, presently vacant; that it is proposed to erect eight (8) groups of buildings, consisting of 144 units of two families each, comprising 288 families and also 194 individual garages; that these will be two-family, two-story attached dwellings and garages, 25 ft. 6 in. in height, 23.6 and 26.6 ft. front by 30.6 ft. and 34.6 ft. deep; and

WHEREAS, the applicant contends that the buildings will be arranged so that the utmost light and ventilation will be obtained and the gardens will be landscaped in accordance with the plot plan and planting plan filed herewith; that since this is a rental housing and under one government mortgage, the individual units are never to be sold and therefore this project will forever maintain its original form; that there will be the four central heating plants and service rooms in the cellar; that the entire project will be designed in the Colonial period with peaked roofs, colonades, etc., and large landscaped gardens and will be in harmony with the Fresh Meadow Housing development and other developments in the immediate vicinity; and

WHEREAS, this proposed garden type apartment development is, in the opinion of the Board, a multiple dwelling development consisting of eight residential buildings, each with separate apartments and general facilities for tenants provided as in the usual multiple dwelling and, as such, no side yards are required between the sections which are separated by fire walls; that for zoning purposes, the buildings can be deemed to comply with the requirements for yards, particularly as the coverage of each block is represented as 27% and consequently provides greater yard and unbuilt upon space than the requirements of the area district in which they are located; that each building can be deemed as occupying a lot as defined in the recent regulation of the Commissioner of the Department of Housing and Buildings; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the hearing was closed on July 19th and the application laid over for decision to July 22 without fur-

ther argument; that any objections were permitted to be filed prior thereto if not already filed; and

WHEREAS, the Board deemed that this is an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution, as to the proposed garage use and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to the technical objection of more than one building on a lot and as to arrangement of yards and open spaces, and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof as to objection 3, and under section 7, subdivision e, as to objection 5, for a term of 33 years, under the mortgage commitment, *on condition* that the premises shall be developed substantially as proposed and as indicated on plans filed with this application marked "Received June 13, 1949," 15 sheets; that the garages shall be restricted to the areas shown and occupied only for motor vehicles of the pleasure car type and belonging to the residents of the residential buildings on each block and their guests; that the use of the garage buildings shall meet all other requirements for accessory garages when located in a residence use district; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 466-49-A; that any mapped streets proposed to be removed from the map shall be duly removed by action of the Board of Estimate before construction of buildings is commenced; that sidewalks and curbs on surrounding streets shall be constructed and maintained in accordance with the requirements of the Borough President; that play spaces, walks and landscaping shall be properly maintained; that garage buildings shall comply with the code and the zoning resolution in all other respects; that driveways and parking areas shall be properly surfaced and maintained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

491-49-BZ

APPLICANT—Erwin Gerber, for Grymes Hill Manor Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles in two family units.

PREMISES AFFECTED—Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads, (Block 596, Part of Lot 100), Grymes Hill, Borough of Richmond.

APPEARANCES—

For Applicant: Louis Baron, Aaron Schurman and A. Pancani, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and P. L. Santoro, Office of Borough President.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (491-49-BZ)

WHEREAS, Erwin Gerber for Grymes Hill Manor Estates, Inc., owner, filed June 24, 1949, an application under Sections 21 and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of more

MINUTES

than one building on a lot without the required side yards and the parking and storage of motor vehicles on the unbuilt portions of the plot affecting premises, southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond; and

WHEREAS, a public hearing was held on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949, for further consideration by the Board and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Arlo road, Stratford road, Serpentine road and the site are in a residence use, E area and Class $\frac{3}{4}$ height district; and

WHEREAS, the decision of the borough superintendent dated June 22, 1949, acting on N.B. Applic. 385-397 of 1949 reads:

"1. The proposed housing development consisting of buildings of 2 family units is not permitted as, only one building is permitted on a plot. (Zone Res. Art. 1, Sec. 1 (v)).

2. The proposed housing development consisting of buildings of 2 family units is not permitted in this E area district as, a side yard is required for every 2 of these units. (Zone res. Art. IV, Sec. 15a).

5. The proposed parking and storage of more than 5 motor vehicles on the unbuilt portion of the plot is prohibited in this residential use district. (Zone Res. Art. II, Sec. 3)."

and

WHEREAS, the applicant states that the premises consist of a plot, 662 ft. front by 391 ft. depth, irregular, presently vacant; that it is proposed to erect 152 units each with two apartments, two stories in height, of Class 4 construction, to be used as dwellings; that it is further proposed to use portions of unbuilt upon portion for the parking of tenants cars; and

WHEREAS, the applicant contends that the site could be developed under existing zoning regulations substantially as herein proposed if the dwellings were designed in conformity with the Multiple Dwelling Law; that the proposed development of the site with the buildings designed substantially in accordance with the provisions of the Building Code will not provide for less light and air to the inhabitants of the buildings on the site or to buildings on properties adjoining or adjacent thereto than would be provided in the event the buildings were designed in conformity with the Multiple Dwelling Law as to single units and, therefore, in compliance with the zoning resolution as to yards, courts and area coverage; and

WHEREAS, this proposed garden type apartment development is, in the opinion of the Board, a multiple dwelling development consisting of 152 residential buildings, each with separate apartments and general facilities for tenants provided as in the usual multiple dwelling, and, as such, no side yards are required between the sections which are separated by firewalls; that for zoning purposes, the buildings can be deemed to comply with the requirements for yards, particularly as the coverage of each block is represented as 21% and consequently provides greater yard and unbuilt upon space than the requirements of the area district in which they are located; that each building can be deemed as occupying a lot as defined in the recent regulation of the Commissioner of the Department of Housing and Buildings; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution, as to the proposed parking use and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to the technical objection of more than one building on a lot and as to arrangement of yards and open spaces, and is, therefore, entitled to relief as

to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, as to objections 1 and 2, and under section 7, subdivision h, as to objection 5, for a term of thirty-three (33) years, in accordance with the mortgage commitment, *on condition* that the premises shall be developed substantially as proposed and as indicated on plans filed with this application marked "Received June 24, 1949," 29 sheets; that parking shall be restricted to the areas shown and only for motor vehicles of the pleasure car type and belonging to the residents or guests of the residential buildings on the same lot; that the use of the garage buildings shall meet all the requirements for accessory garages when located in a residence use district; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 492-49-A; that sidewalks and curbs on surrounding streets shall be constructed and maintained in accordance with the requirements of the Borough President; that play spaces, walks and landscaping shall be properly maintained; that garage buildings shall comply with the code as to construction and the zoning resolution as to use; that driveways and parking areas shall be properly surfaced and maintained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

400-45-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration and conversion of an existing garage for more than five motor vehicles, to a garage for more than five motor vehicles and a gasoline service station.

PREMISES AFFECTED—122-17 to 122-19 Hillside avenue, northwest corner of 123rd street (Block 9268, Lot 27), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (400-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the alteration and conversion of an existing garage for more than five motor vehicles to a garage for more than five motor vehicles and gasoline service station; affecting premises 122-17 to 122-19 Hillside avenue, northwest corner of 123rd street (Block 9268, Lot 27), Richmond Hill, Borough of Queens, was granted by the Board on September 25, 1945, on certain conditions; and

WHEREAS, plans were approved by the Board on July 23, 1946; and

WHEREAS, time to obtain permits and complete the work was extended September 30, 1947 and October 5, 1948; and

WHEREAS, the resolution was amended May 3, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 25, 1945 as *amended* through May 3, 1949 only in so far as it has refer-

MINUTES

ence to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings and permit has been obtained, and the work has been completed but that additional time is required to obtain a certificate of occupancy, such certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution (Alt. 564-45)."

178-48-BZ

APPLICANT—Henry George Greene, for T. L. and L. Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted.

PREMISES AFFECTED—1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of The Americas (6th); (Block 593, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (178-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure using more than the area permitted, affecting premises 1 to 5 Greenwich avenue, 2-6 Christopher street and 403-415 Avenue of The Americas (Block 593, Lot 13), Borough of Manhattan, was granted by the Board July 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 7, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that negotiations are now being carried on and have almost been culminated for the occupancy of the building for store purposes, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 27-48)."

698-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Aaron Gold Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (698-48-BZ)

WHEREAS, this application under Sections 7i, 7e and 21 of the zoning resolution, to permit in residence and business use, C area districts the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office using more than the area permitted and without the required rear yard, affecting premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 7, 1948 by adding thereto:

"that the terms of the resolution as adopted December 7, 1948 may also apply if the building is occupied by any other agency and also that there may be installed within the building a gasoline pump and one 550 gallon gasoline storage tank solely for servicing cars dealt in by the agency and not for sale to passing motor vehicles; that such equipment shall be located as indicated on revised plans marked "Received June 20, 1949," one sheet; that openings in the rear wall may be permitted provided the same are filled with glass blocks as approved for exterior wall construction without openings therein; that a portion of the mezzanine at the front of the building previously shown and now shown to be omitted may be omitted *on condition* that in all other respects the resolution adopted by the Board on December 7, 1948 shall be complied with (N.B. 2360-48)."

197-49-BZ

APPLICANT—Charles M. Spindler, for Isabelle and Gerald Rodelli and Albert Sabini, owners.

SUBJECT—Application for consideration—reopening to apply conditions and approve working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building, to be used for lubrication, auto washing, accessory sales and office.

PREMISES AFFECTED—68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43, and 50), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (197-49-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office, affecting premises 68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, north west corner (Block 1348, Lots 37, 41, 43, 50), Woodside, Borough of Queens was granted by the Board June 21, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an approval of plans submitted in compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 21, 1949 by adding thereto:

"that the working plans required by the resolution of June 21, 1949 to be submitted to the Board within one (1) month and marked "Received July 7, 1949," 3 sheets, are hereby *approved* as meeting the requirements adopted by the Board June 21, 1949 and the following additional *conditions*: that the accessory building shall be located, arranged and constructed substantially as proposed and in compliance with the requirements of the building code therefor and of the general design as indicated; that gasoline pumps shall be erected not nearer than 10 ft. to the street building line of Queens boulevard; that the number of gasoline storage tanks shall not exceed four (4) 550 gallon tanks, in addition to the four existing gasoline storage tanks located toward the southerly portion of the lot provided such existing tanks are tested and approved by the fire commissioner; that the pumps shall be not nearer than 10 ft. to Queens boulevard and to 69th street; that there shall be erected on the interior lot lines to the west a substantial fence which shall be erected on a concrete base not less than 12 in. in height; that such fence shall be of steel pickets instead of wood pickets as shown; that planting areas shall be maintained with suitable planting material and protected with a concrete curbing 6 in. by 6 in.; that curb cuts shall be restricted to the existing curb cuts to Queens boulevard consisting of one 19 ft. in width and one 23 ft. in width to be increased to 30 ft., and a new curb cut 30 ft. in width and two new curb cuts each 25 ft. in width to 69th street; that no part of any curb cut shall be nearer than 5 ft. to the street or interior lot line as prolonged; that the balance of the premises, where not occupied by the existing one story masonry garage and motor vehicle repair shop and pumps and planting, shall be paved with concrete or asphalt or other reasonably impervious paving; that there shall be erected at the intersection a block of concrete extending for a distance of 5 ft. along either street building line and not less than 12 in. in height; that such block may be segmental in shape; that the sidewalks and curbing around the premises shall be restored or reconstructed to the satisfaction of the borough president; that no repairing shall be maintained on the premises except that there may be minor repairing by hand tools only to cars serviced at the station; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent signs attached to the exterior facades of the existing garage and the proposed accessory building excluding all roof signs and all temporary signs but permitting in addition to the illuminated globes of the pumps a post standard erected within the intersection of Queens boulevard and 69th street which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that on such post standard there may be two such signs, one reading along Queens boulevard and one along 69th street; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (N.B. 624-49)."

407-49-BZ

APPLICANT—Joseph Levy, Jr., for Jamestead Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a sign on the rear of an existing Multiple Dwelling.

PREMISES AFFECTED—51-76 44th street and 43-19 to 43-27 52nd avenue, northwest corner, (Block 2512, Lot 38) Laurel Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, at the written request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

368-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 1935 Coney Island Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, and auto showroom for new and used cars, (previously granted by the Board re erection of garage for more than five motor vehicles).

PREMISES AFFECTED—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dordian Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 20, 1949 at 10 a.m., waiving all requirements for notice and photographs but requiring new plans and a new decision of the borough superintendent.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

APPEALS FROM ADMINISTRATIVE DECISIONS

151-19-S—Vol. II

APPLICANT—Philip Freshman, for All Continent Corp., owner.

SUBJECT—Application reopened June 1, 1949 re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—50-52 West 3rd street, south side, 71.3 ft. west of Wooster street (Block 536, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (151-19-S—Vol. II)

WHEREAS, on application of Philip Freshman, for All Continent Corp., owner, this appeal was reopened June 1, 1949, affecting premises 50-52 West 3rd street, south side, 71.3 ft. west of Wooster street, (Block 536, Lot 19), Borough of Manhattan for the purpose of considering a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1949, as to Alt. Applic. 844/49, reads:

"1. The use of a fire escape in a factory building over five stories in height is contrary to Sec. 271 Labor Law as amended July 1st, 1948.

2. The means of egress for the number of persons must conform with Sec. 278 Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories, 84 ft. in height, 43 ft. by 75 ft. in area at street level, 43 ft. by 69 ft. in area at typical floor, Class 3 construction, erected in 1896 on a lot 43 ft. by 75 ft. in area, now located in a retail use, C area, Class 1½ height district, used and occupied since 1897: Cellar, boilerroom and storage; 1st floor, store, 4 persons; 2nd to 6th floors, manufacturing (needle trades) 40 persons each floor; 7th floor—manufacturing paper flowers, 40 persons; that no change in use or occupancy is now proposed; that the building is equipped with a two-source sprinkler system, an interior fire alarm system and one 2 ft. 9 in. wide interior wood stairs, enclosed in 4 in. gypsum block blocks and fire-retarded partitions and equipped with kalamein, self-closing doors leading from roof bulkhead direct to street and two fire escapes, one at front leading to roof by ladder and one at rear leading to roof by stair; that rear fire escape leads to yard by stair; that the front fire escape leads to street by stairs; that window and door openings on the course of the front fire escape are fireproof, self-closing; that the building to the east is 8 stories and to the west 6 stories in height; and

WHEREAS, on April 1, 1919, the Board varied the provisions of the Labor Law and Rule 4 of the Industrial Code, as stated in a decision of the borough superintendent, as to Alt. Applic. 334/19, which decision required exit openings leading to proposed fire escapes to be cut to within six inches of the floor level, on condition that fixed iron steps be installed in each story to give access to the balconies; and

WHEREAS, Violation 10776/48 issued January 28, 1949, stated that all floors of the building are not provided with a legal second means of egress to street, as required by law and noted that fire escapes are not considered legal exits under Section 271 of the Labor Law as amended July 1, 1947; and

WHEREAS, the applicant now contends that the typical floor area exclusive of stairhall, toilet rooms and elevator shafts in 2489 sq. ft.; that the maximum capacity of any floor is 40 persons; that the building is equipped with an automatic sprinkler system, an interior fire alarm system, one interior stairway is provided, enclosed with gypsum blocks except for north end which is stud and fire-retarded

on both sides; that stair doors are kalamein, self-closing; that passenger and freight elevators are enclosed with fireproof gypsum block walls with fireproof doors; that there is a regulation Labor Law fire escape at the front, fireproof windows at its course with 2 ft. by 6 ft. fireproof doors and iron steps leading to same; that in addition there is a fire escape at the rear of building balcony, with sub-standard type stairs; that in 1918 the Fire Department issued an order for a secondary means of egress; that plans were then filed with the Building Department under Alt. 334/19 for the installation of a fire escape at the front, which were approved and the fire escape was accepted as a secondary means of egress for the building; that in addition an automatic sprinkler system and fire alarm system have been installed; that the Board is requested to rescind Violation 10776 of 1948 on the grounds that the upper floor areas are less than 2500 sq. ft. exclusive of stairhall, elevator shafts and toilet rooms and that the building is adequately protected against fire and the existing exit facilities are adequate for reasonable egress in the event of emergency; that in addition there is a manually operated elevator available during working hours; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 844/49, objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the requirements as set forth in the resolution adopted by the Board under this calendar number Vol. I on April 1, 1919, shall be maintained and that the building shall not be increased in height or area and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be maintained to the satisfaction of the Division of Fire Prevention and the borough superintendent; that the number of persons employed in the building shall be restricted to the number permitted for the primary means of exit; that the steps to the front fire escape required by the resolution adopted in 1919 shall be installed and maintained; that the requirements of the violation of the department of housing and buildings #10878/48 as to missing shutters shall be complied with.

157-39-A—Vol. II

APPLICANT—M. Martin Elkind, for Rosina Minardi, owner.

SUBJECT—Application reopened June 1, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-17 120th street, east side, 144 ft. 1 in. south 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (157-39-A—Vol. II)

WHEREAS, M. Martin Elkind, for Rosina Minardi, owner, filed May 17, 1949 an appeal from a decision of the borough superintendent, affecting premises 85-17 120th street, east side, 144 ft. 1 in. south of 85th avenue (Block 9266, Lot 48), Kew Gardens, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1949 acting on Alt. Applic. 717-49, reads:

"1. Proposed use of Non-fireproof structure is contrary to Sec. 4.2.1 of B.C.

2. Width of Rear Stairway is contrary to Sec. 6.4.1.2 b (1) of B.C."

and

MINUTES

WHEREAS, the applicant states that the building is 3 stories, 28 ft. in height, 35 ft. 6 in. by 60 ft. in area at 1st floor, 35 ft. 6 in. by 41 ft. in area at 2nd floor, of Class 3 construction, erected in 1909, located on a lot 55 ft. by 190 ft. 2 in. in area, in a residence use D area Class 1 height district, used and occupied since 1939 as follows: cellar, storage and boiler room; 1st floor, dwelling, one family; 2nd and 3rd floors combined, dwelling, one family, proposed to be used and occupied upon completion of alteration as follows: cellar, storage and boiler room; 1st floor, convalescent home, 7 persons; 2nd floor, convalescent home, 9 persons; 3rd floor, manager's apartment, 3 persons; that the building is provided with one 2 ft. 6 in. wide and one 3 ft. wide wood stairs, enclosed in partitions of wood studs, wood lath and plaster both sides, equipped with wood doors which are not self-closing; that stairhall leads direct to street but not to roof, and there is one fire escape at south side leading to grade by ladder; and

WHEREAS, the applicant states that it is proposed to remove the present kitchen on the 2nd floor and to convert same to bedroom use; that no other work is proposed except such fire-retarding as may be required; that all rooms as existing will remain without change in connection with the proposed use; that only the 1st and 2nd floors will be occupied by convalescents; that the 3rd floor will be used only by the manager's family; and

WHEREAS, the applicant contends that the 1st and 2nd floors are entirely of t.c. block construction with cement coat on the exterior; that the occupancy will be only 16 in the entire building of which not more than 9 will be on the 2nd floor; that this 2nd floor is but one flight of stairs above the level of the exterior doors; that the building is detached and accessible on all sides; that there are two stairways serving the 2nd floor, one 3 ft. clear leading to the front entrance door and the 2nd, 2 ft. 6 in. wide, leads to a rear exterior door and in addition there is an existing rear fire escape balcony available to the 2nd floor with a sliding drop ladder to the ground; that the manager will live on the premises thereby insuring constant supervision; and

WHEREAS, under this same calendar number the Board on February 28, 1939 modified the decision of the borough superintendent and permitted two family occupancy in a three story frame building on condition that an agreement be filed with the borough superintendent that at no time will the building be occupied for more than two families; that no rooms in the attic shall be used for cooking purposes; that a second means of exit shall be provided from the attic consisting of an exterior steel fire escape or ladder to a platform with a sliding or counterbalanced ladder to grade; that C.O. Q2145 was issued April 27, 1939 upon completion of Alt. Applic. 70-39 and such C.O. contains a statement that it is issued in accordance with the resolution adopted by the Board under Cal. 157-39-A; and

WHEREAS, the premises were inspected by a committee of the Board and the committee found that the building is now occupied as a two-family dwelling in accordance with the permission given in resolution adopted on February 28, 1939; that there is no basis for the proposed change of use, which should not be considered until adjacent owners are notified.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 717-49, Objections 1 and 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

336-45-A—Vol. III

APPLICANT—Frank V. Laspia, for Banner Candy & Manufacturing Co., owner.

SUBJECT—Application reopened July 19, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—704 Liberty avenue (700 displayed), south side, 32 ft. east of Elton street (Block 3986, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Agusta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (336-45-A—Vol. III)

WHEREAS, this appeal was reopened July 19, 1949 on application of Frank V. Laspia, for Banner Candy Manufacturing Company, owner, affecting premises 704 Liberty avenue (700 displayed), south side, 32 ft. east of Elton street, (Block 3986, Lot 11), Borough of Brooklyn for the purpose of considering a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated June 23, 1949, acting on Alt. Applic. 2062/49, reads:

"1. All changes to this bldg. to be resubmitted to the B.S. & A. for their consideration.

See Cal. #336-45-SA (B.S. & A.)

2. Provide two stairways enclosed in fireproof partitions extending from cellar to the roof and comply in other respects with Sec. 270 of the Labor Law.

3. The liveload to be provided for on all floors used for factory purposes should be 120 lbs. per sq. ft. as per Sec. 7.3.2.3 of B.C."

WHEREAS, the applicant now states that the building is two stories and mezzanine, 34 ft. in height, 34 ft. by 90 ft. in area, Class 3 construction, erected in 1923, on a lot 43 ft. by 100 ft. in area, in a business use, C area, Class 1 height district; used and occupied since 1946: Cellar, ordinary use and boilerroom; 1st floor luncheonette, 25 persons and manufacturing of clothing, 30 persons; 2nd floor, manufacturing ladies wear, 54 persons; mezzanine—men's toilets; and proposed to be used upon completion of alteration as follows: Cellar, ordinary use and boilerroom; 1st floor—manufacturing of candy and stockroom, 8 persons; 2nd floor, packing of candy and office, 8 persons; mezzanine—office, ladies toilets and dressing room, 8 persons; that the building is equipped with one 3 ft. 8 in. wide iron stairs, brick enclosed equipped with kalamein, self-closing doors leading direct to street and provided with stationary iron ladder to scuttle and roof; that there is also a fire escape in the east court extending to roof by ladder and to street by stair; that window and door openings on the course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #115913 issued November 22, 1946, based on the action taken by the Board June 4, 1946, under this calendar number permits the following use and occupancy: Cellar—storage; 1st floor—Luncheonette, 25 persons; manufacturing of ladies wear, 30 persons; 2nd floor—manufacturing ladies wear, 50 persons; mezzanine, men's toilet and balcony space; and

WHEREAS, the Board on June 26, 1945 (Vol. I) modified a decision of the borough superintendent as to Alt. Applic. 1171/45, which decision required: "1. All exits to comply with Section 270 of the Labor Law; 2. Floors to be adequate for 120 lbs. per sq. ft. liveload as per Sec. 7.3.2.3 of Bldg. Code", on condition that the primary means of exit leading directly to Liberty avenue, be maintained; that the exterior steel stair serving as a second means of exit, leading to the yard and thence by court to Liberty avenue be maintained; that any gate at or near the building line of Liberty avenue from such court be made to swing outwardly; that a fixed iron ladder be maintained at the rear as an exit from the roof to the rear steel stairs; and that the approved floor load of 100 lbs. per superficial foot be continued, provided the type of manufacturing is such that the floor shall not be loaded beyond that capacity; that floor load signs shall be posted; and

WHEREAS on June 4, 1946, the Board amended its prior resolution based on a decision of the borough superintendent as to Alt. Applic. 1171/45, which read:

MINUTES

"7. Resubmit to B.S. & A. any changes in occupancy for their consideration."

on condition that the number of persons on the second floor shall not exceed that permitted by the primary means of exit; that in all other respects, the resolution adopted June 26, 1945 shall be complied with; that the occupancy then proposed was manufacturing of clothing in the rear portion of the first floor and luncheonette on the front portion, 25 persons in the luncheonette and 30 persons at manufacturing and it was also then proposed to increase the occupancy of the second floor from 17 to 54 persons; and

WHEREAS, the applicant now states that it is proposed to remove the existing show windows and build new brick wall with steel window and door on the first floor and to build interior partition to divide manufacturing area from stockroom on the first floor; that it is also proposed to build partitions on the 2nd floor to create general office and install new wood stairs leading to ladies' dressing room and newly created offices and to use and occupy the building throughout by the new owners as follows: 1st floor—candy manufacturing and stockroom; 2nd floor—candy packing and office; mezzanine, ladies dressingroom and toilet.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 26, 1945, as amended by resolution adopted June 4, 1946, by adding thereto:

"... that in the event the new owner, the Banner Candy Manufacturing Company, desires to occupy this building as a whole for its own use for candy manufacturing, as passed upon by the borough superintendent under Alt. Appl. 2062/49—such change of use may be permitted on condition that the resolution adopted by the Board June 26, 1945, as amended by resolution adopted June 4, 1946, shall be complied with."

164-49-A

APPLICANT—Arnold W. Lederer, for Murray Rubenstein and Isadore Shochat, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue (Block 7924, Lots 188-190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Feldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (164-49-A)

WHEREAS, Arnold W. Lederer, for Murray Rubenstein and Isadore Shochat, owners, filed March 4, 1949, an appeal from a decision of the borough superintendent, affecting premises 830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue, (Block 7924, Lots 188-190), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1949, acting on amendment to Alt. Applic. 4410/46, reads:

"1. Proposed extension and occupancy of bldg. as extended as paint factory including the mixing of thinners, lacquers and synthetic enamels (cold Process) with the following buried tanks:

1—1080 gal. Xylol tank

1—1080 gal. Naphtha tank

1—550 gal. Alcohol tank

1—550 gal. Butyl-Acetate tank

within 50 ft. of the nearest wall of a building occupied as a place of public assembly is contrary to Sec. C19-85.0 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 1 story and mezzanine, 15 ft. in height, 25 by 96 ft. in area, Class 3 construction, located on a lot 80 by 100 ft. in area, in an unrestricted use, A area, Class 1 height district, erected in 1941 and used and occupied since 1944, as follows: Cellar, storage of empty cans, 0 persons; 1st floor, paint factory and mixing of thinners, lacquers and synthetic enamels (cold process, 4 persons; mezzanine, paint filling platform, 1 person; that no change in use or occupancy is proposed; and

WHEREAS, Certificate of Occupancy 115131 issued September 9, 1946, permitted the following: Cellar, ordinary storage; 1st floor, storage and sale of paints, mixing of lacquers, thinners and synthetic enamels, 5 gal. tins and ten 55 gal. drums stored, 4 persons, 110 lbs. liveload; Note: No painting or spraying on premises, no storage of autos in Bldg. Fire Dept. Permit Doc B-359449 issued 7/8/46; Underground one (1) foot off side lot line; two 1080 gallon tanks for Xylol; one 550 gallon tank for Naphtha #3; one 550 gallon tank for Solvesso #2; and

WHEREAS, Violation #1748/48 was issued April 23, 1948, by the Department of Housing and Buildings for the following reason: "A 1 story concrete block extension has been erected without a permit from this department. Remedy: You are hereby ordered and directed to file application and plans for the erection of an extension to premises and secure a certificate of occupancy"; and

WHEREAS, Fire Department Order 14803-LC, issued May 27, 1948, which order is not subject of this appeal, required a certificate of occupancy be obtained authorizing the manufacture of lacquer in the new extension to the existing building; that the fuel oil terminal be provided with a left handed thread and fittings of a different size than that of the volatile inflammable oil or gasoline storage fill terminal; that drums of lacquer be removed from the sidewalk; that the B.X. cable be replaced with conduit; that machinery be grounded; that fixtures, switches, and receptacles be approved for explosive atmosphere; that wire guards be provided for fixtures; that fixtures and conduit under platform be securely fastened; and

WHEREAS, Order 97770-LC, issued by the fire commissioner September 18, 1944, required that a certificate of occupancy be obtained authorizing the use of the premises for the manufacture of lacquers; that vaporproof lights, extinguishers, metal sand pails and no smoking signs be provided; and

WHEREAS, Order 98957-LC, issued by the fire commissioner February 6, 1945, required that an approved buried storage system be installed for volatile inflammable oil (xylol and naphtha #3); and

WHEREAS, the applicant now contends that Chapter 19 of the Code of Ordinances has been in effect for many years and its application in relation to required distances between combustibles and public occupancies has been determined on the theory that only schools, theatres and large places of public amusement are affected; that Local Law 29 was passed for the purpose of controlling exits in places of public assembly and includes funeral parlors, markets, restaurants, etc.; that Chapter 19 never was intended to construe a restaurant requiring a cabaret license as a place of public assembly; that it is therefore submitted that Chapter 19 does not apply to restaurant having cabarets; that the fire department has attempted to read into Chapter 19 the provisions of Local Law 29; and

WHEREAS, the applicant contends that the one story masonry building was erected in 1941; that the owner of this building purchased the cabaret building and the adjoining one story building in 1944 and altered the one story building adjoining the restaurant under Alt. Applic. 843-44 for the purpose of carrying on a paint establishment where paints are mixed by the cold process; that on February 6, 1945, fire department Order 98957-LC was issued and Misc. 932-45 was approved and amended for bulk storage of 10 steel drums of 55 gallons each and was approved to remove said fire department violation which required the installation of an approved buried storage system for xylol and naphtha No. 3; that on July 5, 1946, combustible permit No. 648-115 was issued to manufacture lacquer; that in October, 1946,

MINUTES

under Alt. 4410-46, the owner decided to extend the paint establishment so that it would overlap the adjoining cabaret building area, thus reducing the restaurant and cabaret occupancy to 60 persons instead of 160 persons; that due to changing conditions, this extension was abandoned and only the 16 ft. wide extension at the rear was erected to create a filling platform as shown on Section A-A of plans filed with this appeal; that on this application the fire prevention engineer raised the question of the proximity to the adjoining restaurant despite the fact that a certificate of occupancy had been issued, on the ground that the original occupancy of a cabaret of 165 persons was to remain static in view of the omission of the proposed extension; that opinions were divided as to whether Chapter 19 applied, and the fire department was consulted relative to its interpretation and the fire department officials declared that since the enactment of Local Law 29 they have construed any premises coming under its provisions to be a place of public amusement or assembly despite the fact they granted permits to operate continuously; that it is therefore requested that this appeal be granted on the ground that an 8 in. masonry wall separates the paint establishment from the cabaret; that the proposed exits from the paint establishment will be provided as approved by the Department of Housing and Buildings and such fire extinguishing equipment will be installed as the Board may direct; and

WHEREAS, it is further contended that subsequent to the issuance of Order 97770-LC, which required that a certificate of occupancy be filed with the Division of Combustibles, the owner obtained Certificate of Occupancy 115131 calling for the storage and sale of paints, mixing of lacquers, thinners, etc. and covering the installation of 4 buried tanks, and the owner was informed by the fire department that no violation existed except for the securing of such certificate of occupancy for the extension indicated on amended plans; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4410-46, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

296-49-A

APPLICANT—Ingram S. Carner, for Selik Realty Corp., owner (Power Brake Service Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—310 North 7th street, south side, 287 ft. east of Havemeyer street and 289 North 6th street (Block 2331, part of Lot 9 and Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (296-49-A)

WHEREAS, Ingram S. Carner for Selik Realty Corporation, owner, Power Brake Service Inc., lessee, filed April 6, 1949, an appeal from an order and decision of the fire commissioner affecting premises 310 North 7th street and 289 North 6th street, west side of Brooklyn-Queens Connecting Highway between North 6th and North 7th street (Block 2331, Lot 41 and part of Lot 9), Borough of Brooklyn; and

WHEREAS, Order 16556-LC, issued by the fire commissioner dated August 31, 1948, and repeated in a decision of the fire commissioner dated April 5, 1949, reads:

"You are hereby notified that an inspection of the above premises, used to maintain a motor vehicle repair shop and oil selling station shows that the following must be done before the permit requested by you can be issued:

3. Provide an enclosure of approved fire retarding material about space where acetylene torch is used, separating same from remainder of story and make door to said enclosure fireproof and self-closing. C19-72.0 Adm. Code."

and

WHEREAS, the applicant states that the building is one story 13 and 28 ft. 6 in. average in height; 40 and 25 ft. by 200 ft. in area, of Class 3 and Class 6 construction, on a lot 50 ft. 10 in. and 35 ft. 10 in. by 200 ft. in area, in an unrestricted use, B area Class 1½ height district; erected prior to 1910, and used and occupied since 1948—1st floor, motor vehicle repair shop and gasoline service station, 6 persons; proposed to be used and occupied—1st floor, motor vehicle repair shop and gasoline service station, 8 persons; that the building will be provided with one 30 in. wide wood unenclosed stair to a mezzanine stair which will not lead to street and will be provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the existing building was originally a part of a large factory group; that under Alt. Applic. 4685-1947, a plan calling for a change of use to motor vehicle repair shop and gasoline service station was approved; that this plan consolidated two buildings under one tenancy and indicated the installation of gasoline pumps on the outside of the premises and the use of the existing storage tanks located near the front of the building, buried 2 ft. below the 8 in. reinforced concrete slab over; that the work performed by the tenants is mainly adjusting, servicing and repairing brakes for large trailer trucks; that due to the excessive length of the trailer trucks activities cannot be confined to a limited area; that the various violations placed against the premises by the Fire Department have in the main been complied with but Item 3 imposes an undue hardship upon the tenant; that it is proposed to confine the welding, burning, etc. to the one story portion fronting on North 7th street and brake servicing, welding, etc. to the building fronting on North 6th street; that the building fronting on North 7th street is Class 6 construction with heavy timber wood trusses 19 ft. above the finished concrete floor; that the average height from the truss line to the average height of the roof is an additional 9 ft. 6 in.; that monitor type skylights are located within every other bay; and

WHEREAS, the applicant contends that in view of the height from the floor to the line of these heavy timber trusses, which bottom chords are 12 in. by 14 in., and since it would require more than one hour of continual flame before failing, and since gasoline would be drained from any tank located in any vehicle where burning or welding would be required, it is requested that the Board grant a variance permitting the use of acetylene torch within the confines of the portion of the building fronting on North 7th street, as indicated on plans filed with this appeal; and

WHEREAS, an examination of Alt. Applic. 4685-47, filed with the borough superintendent indicates that an application for change of occupancy of the building from factory to automobile brake repair service station was approved January 21, 1948; that an amendment to such application filed January 29, 1948, to rebuild bottom, front and rear walls and change occupancy from factory to automotive brake service station was approved February 17, 1948; that amendment filed February 17, 1948, changed the use from factory to gasoline service station and motor vehicle repair shop was approved February 18, 1948; that amendment filed August 24, 1948, to change the occupancy of the portion of the building facing north 6th street to a brake service station, no forge, torch, open flame or spark producing device to be used, no welding to be done, the amount of brake fluid stored to be determined by Fire Department permit, and to omit the installation of fire retarding the ceiling of this portion of the building was approved October 18, 1948, permitting the use of the building as an auto brake service station and gasoline service station on exterior of building; that amendment filed September 30, 1948, described the use of the building as an auto brake service station and gasoline service station on exterior of the building and was approved

MINUTES

October 28, 1948; that revised plans and amendment filed April 1, 1949, indicated that it is proposed to build a new mezzanine in the front portion of the building to provide office and storage space for incombustible stock parts; that this amendment was the subject of objection sheet issued April 13, 1949, containing 8 objections, as to compliance with the Labor Law for exits; that mezzanine floor framing is light, mezzanine ceiling construction and supports not shown; that new grease pit is not described; that length of run of stairs and dimensions of treads and risers are not shown; that this objection sheet apparently has not been answered; and

WHEREAS, an examination of the Building Department records and Building Notice Applic. 344-48, indicates that application was filed March 5, 1948, to drop curb, and indicated proposed curb cuts as follows; one 10 ft. curb cut on Brooklyn and Queens Connecting Highway commencing at the North 7th street building line with 1 ft. 6 in. splays; one 18 ft. curb cut with 1 ft. 6 in. splays commencing 32 ft. 6 in. south of the 1st curb cut and one 10 ft. curb cut with 1 ft. 6 in. splays commencing 21 ft. south of the 2nd curb cut above mentioned; that this application was disapproved March 11 1948, with the following objections: 1. curb cut shown shows to be a pedestrian hazard. 2. All cuts to start 5 ft. from lot line. 3. No cut to be more than 15 ft. long. Revised plan filed March 24, 1948, without an amendment sheet, approved April 1, 1948, indicates the following curb cuts on the west side of the Brooklyn-Queens Connecting Highway: 1—10 ft. curb cut with 1 ft. 6 in. splays commencing 5 ft. south of North 7th street building line that one 15 ft. curb cut with 1 ft. 6 in. splays commencing 27 ft. 6 in. south of the 1st curb cut; that one 10 ft. curb cut with 1 ft. 6 in. splays commencing 24 ft. south of the 2nd curb cut above mentioned on the North 7th street front; that one 19 ft. curb cut with 1 ft. 6 in. splays commencing 5 ft. west of the Brooklyn-Queens connecting highway building line; that on North 6th street—one 12 ft. curb cut with 1 ft. 6 in. splays commencing 16 ft. west of the Brooklyn-Queens connecting highway building line; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the application should be granted.

Resolved, that the decision of the fire commissioner acting on Order 16556-LC be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 3, to permit the portion of the premises as proposed to be occupied for motor vehicle repairing and use of acetylene torch, *on condition* that such use shall be restricted to the portion of the building as proposed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that any truck in which welding is to be done shall have the gasoline storage tanks emptied and purged with steam before any welding is carried on; that in all other respects the use and occupancy shall comply with all laws, rules and regulations applicable thereto and that the operation shall be maintained to the satisfaction of the fire commissioner.

299-49-A

APPLICANT—Di Camillo and Alicandri, for Michelina Del Quaglia, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171 Nostrand avenue, east side, 18 ft. south of Willoughby avenue (Block 1766, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew J. Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (299-49-A)

WHEREAS, Di Camillo and Alicandri, for Michelina Del Quaglia, owner, filed April 14, 1949, an appeal from a decision of the borough superintendent, affecting premises 171 Nostrand avenue, east side, 18 feet south of Willoughby avenue, (Block 1766, Lot 6), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1949, acting on Alt. Applic. 461-49, reads:

"1. Change of occupancy from residential use to business use in a frame structure, within the fire limits, is contrary to 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states the building is 3 stories and basement, 40 ft. 6 in. in height, 18 ft. by 38 ft. in area, Class 4 construction, located on a lot 18 ft. by 100 ft. in area, in a business use, B area, Class 1½ height district, erected prior to 1900 and occupied since 1926 as follows: Cellar, ordinary; 1st, 2nd and 3rd floors, one family each; proposed to be used and occupied: Cellar, ordinary; basement, stationery and luncheonette, 40 persons; 1st, 2nd and 3rd floors, 1 family each; kitchen in basement to be used in conjunction with owner's apartment on 1st floor; that there is one 2 ft. 7 in. wide wood stairs, enclosed with wood studs, wood lath and plaster, equipped with wood, self-closing doors, leading direct to street and equipped with ladder and scuttle to the roof; that there is one exterior fire escape at rear leading to roof by ladder and to yard by sliding drop ladder through cellar or basement thence to street; and

WHEREAS, the applicant contends that the building is a three story and basement heretofore converted Class A multiple dwelling 18 ft. wide by 38 ft. deep, of brick construction for the basement story and frame for the upper three floors; that it is proposed to change the use of the basement to business by installing a store to be used as a luncheonette and for the sale of stationery and to extend the basement story at the front by constructing an extension of Class 3 construction, 13 ft. wide by 14 ft. 4 in. deep, 9 ft. 6 in. high plus 3 ft. 6 in. parapet; that the north lot line will be built of approved hollow cinder concrete blocks or brick and the front and south walls will be of brick; that the interior of the extension will be finished with metal lath and 3 coats of plaster and the ceiling will be fire-retarded with metal lath and two coats of Portland cement plaster with a hard white finish; that the store will be limited to the basement story only which is of Class 3 construction, and the business portion of the basement will be protected from the upper residential floors by fire-retarding the stairhall partition on the store side with metal lath and two coats of Portland cement plaster, by installing a door in the partition leading from store to the public stairhall of one-hour fireproof self-closing construction, by covering the entire ceiling of the store including the ceiling of the rear kitchen with metal lath and two coats of Portland cement plaster; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 461-49, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

313-49-A

APPLICANT—Lama, Proskauer and Prober, for C.T.F. Realty Corp., owner (A. and C. Fabricatore, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1438-1442 Flatbush avenue, west side, 155 ft. south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Anthony Fabricatore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (313-49-A)

WHEREAS, Lama, Proskauer and Prober, for C.T.F. Realty Corporation, owner, A. and C. Fabricatore, lessee, filed April 18, 1949, an appeal from a decision of the borough superintendent, affecting premises 1438-1442 Flatbush avenue, west side, 155 ft. south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1949, as to Alt. Applications 4041, 4042 and 4043-48, inclusive, reads:

"1. Interconnecting frame buildings—is contrary to Sect. 4.2.1 Building Code.

2. Residence building over 2500 sq. ft. of Class 4 construction, is contrary to Sect. 4.2.1 Building Code.

3. Changing occupancy from business to public use in a frame building is contrary to Sect. 2.1.3.5 and 4.2.1 Building Code

4. Exits from 1st floor to lead direct to street."

and

WHEREAS, the applicant states that the buildings are one and two stories, 25 ft. 6 in. and 13 ft. in height, 60 ft. by 81 ft. in area at 1st floor, 60 ft. by 55 ft. in area at typical floor, of Class 4 construction; erected 1896, located in a business use, C area, Class 1½ height district and used and occupied since 1946, as follows: cellar, ordinary; 1st floor, restaurant and store, 137 persons; 2nd floor, one family in each building; proposed to be used and occupied: cellar, ordinary; 1st floor, restaurant, banquet hall and store, 287 persons; 2nd floor, 1 family in each building; that the building is provided with one 2 ft. 8 in. wide wood stairs, enclosed in fire retarded partitions, equipped with wood doors, which are not self-closing; that stair hall leads direct to street and a ladder and scuttle to roof is provided; and

WHEREAS, the applicant contends that the present premises are developed with three frame buildings consisting of two inter-connected buildings known as 1438 and 1440 Flatbush avenue, occupied as a restaurant on the 1st floor and two families above; altered under Alt. Applic. 996-1945 and 2265-1945, and certificates of occupancy Nos. 113350 and 113351, were issued permitting the use as restaurant and two families; that the third building at 1442 Flatbush avenue consists of a store on the 1st floor and one family above and an office on the 2nd floor; that this use was installed under Alt. Applic. 1557-1936; that it is now proposed to maintain the present restaurant in 1438 and 1440 and erect a new 26 ft. by 60 ft. Class 3 extension across the rear of the 3 buildings, and to provide new toilets and coat room in No. 1442 Flatbush avenue; that the kitchen of the present restaurant will be relocated and new toilets provided; that the present restaurant in the two buildings has a legal use and the new banquet hall will be of masonry construction with no cellar; that ceiling will be fire retarded; that the relocated kitchen will be equipped with a sprinkler system supplied from the domestic water supply; that the entire restaurant ceiling will be fire retarded; that the cellars under the three buildings will be fire retarded; that the cellar stairs will be enclosed with fireproof blocks, equipped with fireproof self-closing doors; that the stair hall partitions of two sets of stairs to 2nd floor will be fire retarded on the restaurant side, all party wall partitions on the 2nd floor between the 3 buildings are brick filled; that the erection of the new extension and the connection to the three buildings will be a safer condition than heretofore; that the present restaurant has legal exits to the street; that the proposed banquet hall will lead directly to this restaurant and thence to the street; that there will be 2 ft. 6 in. openings between the banquet hall and the restaurant; that exit signs will be installed and additional fire extinguishing

equipment will be installed as directed by the fire commissioner; and

WHEREAS, an examination of plans filed with this appeal indicate that it was proposed to connect three frame buildings so that upon completion of alteration it would appear that a multiple dwelling of frame construction would result and as a result of such examination the applicant was requested to obtain a decision from the borough superintendent as to whether or not the altered building would be deemed a multiple dwelling and the applicant has filed a decision dated June 29, 1949, stating "This department does not consider these interconnecting buildings as a multiple dwelling—each family has a separate entrance"; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applications 4041, 4042 and 4043-48, Objections 1, 2, 3 and 4, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

384-49-A

APPLICANT—Mac L. Reiser, for Michael J. and Xavier M. Esposito, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8800 Bay parkway, west side, 150 ft. north of Cropsey avenue (1st floor); (Block 6447, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mac L. Reiser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (384-49-A)

WHEREAS, Mac L. Reiser, for Michael J. and Xavier M. Esposito, owners, filed May 20, 1949, an appeal from a decision of the borough superintendent, affecting premises 8800 Bay parkway, west side, 150 ft. north of Cropsey avenue (1st floor); (Block 6447, Lot 44), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1949, acting on Alt. Applic. 705-49, reads:

"1. Proposed kindergarten in a frame bldg. is contrary to 4.2.1 & 2.1.3.5 of the Bldg Code."

and

WHEREAS, the applicant states the building is two stories and attic, 32 ft in height, 30 ft. 6 in. by 47 ft. in area at 1st floor, 30 ft. 6 in. by 40 ft. in area above, Class 4 construction, located on a lot 50 ft. by 96 ft. 8 in. in area, in a residence use, C area, Class 1 height district, erected in 1905 and used and occupied since as follows: Cellar, ordinary; 1st floor, dwelling, 1 family; 2nd floor, dwelling, 1 family; attic, ordinary storage; proposed to be used and occupied, cellar, same; 1st floor, kindergarten and dwelling, 15 persons; 2nd floor, dwelling, 1 family; attic, ordinary storage; that there are two 34 in. wide wood stairs, enclosed with wood lath and plaster, equipped with wood doors; and

WHEREAS, the applicant contends that the building has side yards on the north and south sides 9 ft. 9 in. in width and it is proposed to convert the front portion of the first floor to a kindergarten for children between the ages of 2 and 6, the operator to reside on the premises; that the area for kindergarten will be 360 sq. ft.; that the portion used for kindergarten will be confined to the first floor and will be directly adjacent to an exit leading direct to street; that the proposed use and occupancy will conform with the regulations of the Health Department; that the structure is separated from adjacent structures and the kindergarten hours will be limited from 9 A.M. to 4 P.M. daily; that separate toilet accommodations will be provided for the children on the first floor; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated May 2, 1949 acting on Alt. Applic. 705-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of two (2) years, to permit the front room and the enclosed porch to be occupied as proposed as a kindergarten for children between the ages of two and six *on condition* that the number of children shall not be over 15; that the balance of the house shall be occupied for residence for the present family; that the toilet room shown to be constructed on the enclosed front porch shall be relocated and constructed on the piazza space at the west side with a door opening from the living room; that the building shall not be otherwise changed in height or area; that this variance shall be for a term of two (2) years from the date of this resolution; that the kindergarten shall be maintained in accordance with all requirements therefor; that no signs shall be erected on the premises except that there may be a small sign not exceeding 100 sq. ft. in area erected on the front of the building; that all other conditions proposed shall be maintained; that the door to the cellar shall be made self-closing and reasonably tight-fitting; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct.

428-49-A

APPLICANT—Lama, Proskauer & Prober, for Crews-Kuhm Corporation, owner (Regular Republican Club 6th AD, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—510 Lafayette avenue, south side, 80 ft. east of Bedford avenue (Block 1788, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (428-49-A)

WHEREAS, Lama, Proskauer and Prober for Crews-Kuhm Corporation, owner, Regular Republican Club, 6th A. D., lessee, filed June 1, 1949, an appeal from a decision of the borough superintendent, affecting premises 510 Lafayette avenue south side, 80 ft. east of Bedford avenue (Block 1788, Lot 12), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1949, acting on Alt. Applic. 213-49, reads:

"8. The change in occupancy of the basement and 1st floors of this non-fireproof, (Class III) building exceeding two stories in height from residence to public use is contrary to the Building Code, Section 4.2.1 and Section 2.1.3.5.

9. The stair well should be enclosed in 3 hr. fire resistive partition as required for shafts in public buildings by Sect. 10.5.1 when the building is required to be of Class 1 construction. Also vent duct should be so enclosed.

10. The basement and 1st floor walls should be 12 in. in thickness as required by Sect. 8.4.2.5 of the Building Code.

11. Provide fire escapes or other exits from residence portion as per Sect 6.1.2.2.5 of the Building Code.

12. 1st floor beams are weak for the required 100 lbs per sq. ft. live load."

and

WHEREAS, the applicant states the building is 2 stories and basement, 30 ft. in height; 20 ft. by 35 ft. in area, of Class 3 construction, on a lot 20 ft. by 60 ft. in area, erected 1902 located in a residence use, C area, Class 1½ height district and used and occupied since 1902—cellar, ordinary; basement and 1st floor, one family dwelling; proposed to be used and occupied—cellar, ordinary; basement, meeting room, 50 persons; 1st floor, card room and office, 20 persons; 2nd floor, caretaker's apartment; that the building is provided with one interior wood and iron stairs, 2 ft. 8 in. and 3 ft. in width, enclosed in fire retarded partitions, equipped with fireproof self-closing doors and leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states it is proposed to alter the building for use as a club by removing all partitions on the basement floor and part of the 1st floor partitions; that the top floor will be used for the caretaker's apartment; that it is proposed to reinforce the floors of the basement and 1st floor, construct a new iron stair from basement to 1st floor, enclosed with fire retarded partitions; and

WHEREAS the applicant contends that permission is requested to use the existing walls which are 8 in. thick; that the 1st floor beams will be reinforced to sustain a live load of 75 lbs., and as the building is only 35 ft. in depth and the public use will be on the 1st floor and basement, it is requested that the additional exits required by Section 6.1.2.2.5 of the Building Code be waived.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 213-49, Objections 8, 9, 10, 11 and 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building as proposed as indicated on plans filed with this appeal marked "Received July 12, 1949," 5 sheets, *on condition* that the portion to be occupied as proposed for the club shall be restricted to the first story and basement; that the floor load may be permitted as proposed in view of the proposed use; that the floor at no time shall be loaded in excess of 75 lbs. per superficial ft.; that the existing scuttle to roof with ladder leading thereto and with a scuttle fitted with an easy opening device shall be maintained so as to permit escape in case of fire over the adjoining roofs of the buildings of the same height.

458-49-A

APPLICANT—Keogh, Brennan and Maged for Wates and Company, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by Bell boulevard, 69th and 73rd avenues and 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive); 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633 Lots 201-247 inclusive); 69-48 to 69-50, 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive); (Buildings 1-17 inclusive), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Thomas Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (458-49-A)

WHEREAS, Keogh, Brennan and Maged for Wates and Company, Inc., owner, filed June 2, 1949, an application pursuant to Section 35 of the General City Law and an appeal from decisions of the borough superintendent affecting premises—blocks bounded by Bell boulevard, 69th and 73rd avenues, 210th to 215th streets; 69-09 to 69-17 215th street, 69-08 to 69-16 Bell boulevard (Block 7638, Lots 11-21 inclusive); 215-04 to 215-12 69th avenue, 69-05 to 69-07 and 69-19 to 69-27 215th street and 69-18 to 69-26 Bell boulevard (Block 7638, Lots 6-45 inclusive; 69-11 to 69-47 and 69-49 to 69-51 213th street, 69-04 to 69-06 and 69-30 to 69-36 215th street, 213-12 to 213-30 and 214-06 to 214-14 69th avenue, 213-05 to 213-29 and 214-03 to 214-05 73rd avenue (Block 7637, Lots 71-113 inclusive); 69-10 to 69-44 213th street (Block 7633, Lots 201-247 inclusive); 69-48 to 69-50 213th street (Block 7634, Lots 201-249 inclusive); 69-05 to 69-07, 69-15 to 69-49 and 69-51 to 69-53 210th street, 69-04 to 69-06 213th street, 210-02 to 210-16, 210-22, 212-02 to 212-16 69th avenue, 210-05 to 210-25 and 211-01 to 211-21 73rd avenue (Block 7635, Lots 51-97 inclusive) (Buildings 1-17 inclusive) Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decisions of the borough superintendent, dated June 28, 1949, as to N.B. Applications 2262, 2475 to 2480/49, inclusive, reads:

"2. Attached frame bldgs. is contrary to section 4.1.3 Bldg. Code.

6. Bldgs. shown located within bed of mapped street contrary to article 3 section 35 General City Law.

8. Bldgs. of non-fireproof construction and occupied by two families on two stories above the garage a fire escape must be provided as required by Sec. C19-67.0 Build. Code."

and

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1949, as to N.B. Applications 2261, 2473 and 2474/49, reads:

"2. Attached frame Bldgs. is contrary to Sec. 4.1.3 Bldg. Code."

and

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1949, as to N.B. Applications 2263, 2481 to 2487/49, reads:

"6. Bldgs. shown located within bed of mapped street, contrary to article 3 section 35 General City Law."

and

WHEREAS, the applicant contends as to Objection 6 issued by the Borough Superintendent, relating to N.B. Applies. 2263, 2481, 2483, 2484, 2485 and 2487/49 that an application is pending before the City Planning Commission and the Board of Estimate to alter the city maps so as to eliminate the streets indicated and to permit the widening of the roadway as indicated on plans filed with this appeal; that the Board is therefore requested to permit the erection of the proposed buildings projecting into the beds of mapped streets and it is proposed to eliminate 211th, 212th and 214th streets and to extend the roadway widths of 213th and 215th streets to 40 ft. each; and

WHEREAS, the applicant contends as to Objection 2 issued by the borough superintendent that the Board is requested to vary the provisions of the Administrative Code to permit the construction of more than two attached frame dwellings outside the fire limits; that the dwellings will be masonry veneered on the exterior and separated from the next adjoining dwelling by a masonry fire wall extending from foundation to the under side of roof boarding; that all halls will be fire-retarded with perforated rock lath and plaster; that the construction proposed will provide dry walls, permit acceleration of construction in the present housing crisis and contribute to the applicant's efforts to keep within the cost per room limitation imposed by the Federal Housing Administration; and contends as to Objection 8 issued by the Borough Superintendent on N.B. Applications 2262, 2475 and 2476/49 that the Board has determined in similar matters

(See Cal. 215-49-A) that four garages may be erected on a single 2-family dwelling unit.

Resolved, that the decision of the borough superintendent acting on N. B. Applications 2262, 2475 to 2480-49, inclusive, dated June 28, 1949, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* as to objection 2 that fire walls be provided as proposed from the lowest grade to the underside of the roof boarding and that any openings in the cellar or crawl spaces be protected with fireproof door assemblies; as to objection 6, relating to the erection of buildings within the bed of mapped streets, that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the erection of buildings as proposed *on condition* that any mapped streets to be removed from the city map shall be so removed by action of the Board of Estimate prior to the commencement of construction of the buildings; as to objection 8, to permit the construction and maintenance of the cellar garages as proposed and as shown on plans filed with this appeal *on condition* that the use of these garage spaces is limited to motor vehicles of the pleasure car type in the ownership of the occupants or guests of the dwellings on the same block; that in all other respects, the buildings and occupancies shall comply with all laws and rules and regulations and the resolution adopted this day under Cal. 457-49-BZ.

466-49-A

APPLICANT—George G. Miller, for Floreland Realty Corp., and Rayland Realty Corp., owners.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197th street and 69-02 to 69-18 197th street, 196-39 to 196-73 73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street (Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-71 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street (Block 7125, Lot 1); (Meadowlark Gardens Houses); Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George G. Miller and Alexander S. Natanson.

For Opposition: Joseph P. Axler, Paul S. Lawrence, Alvin N. Abrams, Samuel Winokus, Beulah Nash, Cecile Miller and Nathan Uretsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (466-49-A)

WHEREAS, George G. Miller for Floreland Realty Corp. and Rayland Realty Corp., owners, filed June 13, 1949 an appeal from a decision of the borough superintendent and an application pursuant to section 35 of the General City Law, to permit the erection of buildings in the beds of mapped streets, and an application pursuant to section 36 of the General City Law, to permit the erection of buildings not facing on mapped streets, affecting premises 196-11 to 196-37 73rd avenue, northwest corner of 196th place, 196-12 to 196-40 69th avenue, southwest corner of 196th place (Block 7117, Lot 381); 196-42 to 196-74 69th avenue, south side, from 196th place to 197 street and 69-02 to 69-18

MINUTES

97th street, 196-39 to 196-73rd avenue, north side, from 196th place to 197th street and 69-46 to 69-56 197th street Block 7149, Lot 1); 196-11 to 196-39 69th avenue, northwest corner of 196th place, 196-12 to 196-34 67th avenue, southwest corner of 196th place (Block 7117, Lot 341); 196-36 to 196-66 67th avenue, south side, from 196th place to 197th street and 67-02 to 67-12 197th street, 196-41 to 196-1 69th avenue, north side, from 196th place to 197th street and 67-42 to 67-52 197th street, (Block 7125, Lot 1); Meadowlark Garden Houses), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated February 10, 1949 and February 18, 1949 acting on N. B. Applications 497 to 504-49 read:

"1. Secure approval of B. of St. & A. as per sect. 35 of General City Laws for buildings in bed of mapped street.

2. Secure approval of B. of St. & A. as per sect. 36 of General City Laws for buildings that do not face on a legal street.

4. The erection of more than two attached frame dwellings is contrary to sect. 4.1.3 of B.C."

WHEREAS, the applicant states that the premises consist of lots 620 ft. and 642 ft. by 230 ft. in area, located in a residence use D area, class 1 height district, upon which it is proposed to erect a series of two-family dwellings and garages, of class 4 construction, two stories 25 ft. 6 in. in height, the dwellings to be 23 ft. 6 in. by 30 ft. 6 in. and 26 ft. 6 in. by 34 ft. 6 in. in area; and

WHEREAS, the applicant contends as to objections 1 and 2 issued by the borough superintendent that an alteration map prepared by the borough president and referred to the Board of Estimate was approved by the Board of Estimate January 27, 1949 (Cal. 224) and closing map is likewise on the Board of Estimate calendar as Item 227; that this matter was referred to the City Planning Commission for public hearing the first week in April; and

WHEREAS, the applicant contends as to objection 4, that it is proposed to erect a series of two-story two-family attached dwellings, separated by 8 in. masonry walls, such walls to extend from cellar floor to the underside of roof boards and to extend to the 4 in. brick veneer at front and rear of buildings; that openings in the cellar walls will be protected by class A fireproof doors; that each building will contain two families with separate entrances on the 1st floor and a private stairway leading to the 2nd floor; that the exterior walls will be of masonry veneer against wood studs.

Resolved, that the decision of the borough superintendent acting on N. B. Applications 497 to 504-49, Objections 1, 2 and 4, be and it hereby is *modified* and the appeal be and it hereby is *granted* permitting the construction of the buildings as proposed and as shown on plans filed with this appeal marked "Received June 13, 1949," on condition that the requirements of the resolution adopted this day under Cal. 65-49-BZ are complied with and in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that buildings may be erected as proposed provided that the masonry dividing walls shall be carried up to the underside of the roof boarding and down to the lowest grade with any openings in the cellar or crawl spaces protected with fireproof door assemblies; that the appeal be and it hereby is *granted* under the powers vested in the Board under sections 35 and 36 of the General City Law, on condition that any building not facing on a legal street shall have adequate paths leading to a legal street; that any mapped streets which are proposed to be removed from the City Map shall be removed by action of the Board of Estimate before any work is commenced.

71-49-A

APPLICANT—Irrera and Luongo, for Anna Ceraso, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera, Vincent Luongo and Anthony J. Ceraso.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (471-49-A)

WHEREAS, Irrera and Luongo, for Anna Ceraso, owner, filed June 16, 1949 an appeal from a decision of the borough superintendent, affecting premises 158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 3, 1949 acting on Alt. Applic. 1756-49 reads:

"1. Occupancy other than for residential use in a frame bldg. (class 4) is contrary to 4-2-1 and 2-1-3-5 of the Code."

and

WHEREAS, the applicant states that the building is 3 stories, 31 ft. 6 in. in height, 42 ft. by 34 ft. 2 in. in area, of class 4 construction, erected prior to 1887, located on a lot 100 ft. by 115 ft. in area, in a business use B area class 1 height district, used and occupied since erection as a one family dwelling and proposed to be used and occupied: basement—boiler room, toilets, lounge and preparation room—15 persons; 1st floor—funeral parlors—70 persons; 2nd floor—dwelling—1 family; 3rd floor—dwelling—1 family; that the building is provided with one 3 ft. wide wood stairs, enclosed in fire-retarded partitions, equipped with wood and fireproof self-closing doors, and leading direct to street, and provided with a ladder and scuttle to roof; that there are two fire escapes on the rear and on the sides extending to roof by ladder and to street and yard by stair with egress from yard to street through side courts; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant contends that the owners have been in the undertaking business for the past 55 years, now being located at 204 Prospect place where they have been established since 1894; that they are compelled to evacuate their present establishment as it is being acquired for the erection of a city housing project; that it is proposed to occupy the entire building in question by the owner with the use of the various floors as follows: basement—ladies' and men's toilet rooms and lounge, boiler room, morticians preparation room and a small storage room for chairs, equipment, etc.; that all new partitions in the basement will be of masonry, with all spaces used by the public and all portions of the basement to be provided with two means of exit; that hall partitions will be fire-retarded as will the entire ceiling; that the 1st floor will be occupied as two funeral parlors or reposing rooms, one at each side of the center hall, and each will be provided with two means of exit, one at the front and one at the rear; that the rear exits egress to the side yards on each side of the building which lead directly to street; that the stairhall partitions will be fire-retarded and the ceiling will be fire-retarded; that the 2nd floor will remain intact with the exception of the rear room which will be converted to a kitchen and dinette; that the kitchen ceiling will be provided with two ½ in. sprinkler heads fed from the domestic water supply system; that this apartment will be provided with a fire escape from the rear chamber; that the apartment is to be used by the son of the owner who is also engaged in the business; that the 3rd floor will remain as at present with the exception of the rear room at the southwest corner of the building which will be used as a kitchen; that the kitchen ceiling will have two ½ in. sprinkler heads fed from the domestic water supply system; that a fire escape will be provided at

MINUTES

the rear of this floor with access from the center hall; that the 3rd floor apartment will be occupied by the owner; that the additional toilet shown between the chamber at the southeast corner and the kitchen is for the exclusive use of the owner's husband who is a paralytic; that there is a 60 deg. stair from the 3rd floor leading to a crawl space between the ceiling beams and the roof beams; that the headroom of this space at the center is approximately 3½ ft.; that a scuttle will be provided from the crawl space to the roof with a stationary iron ladder; that the use of the garage will be maintained as accessory to the building on the front of the lot; that the floor above the garage will not be used except for storage space for accessory equipment as the headroom is barely 6 ft.; that proper and sufficient fire-retarding exits and safety equipment and necessary safeguards have been provided to overcome any possible hazard in the change of use of the building and inasmuch as the entire building will be owner-occupied both as to the business and residential use, extreme precaution will be exercised by them in maintaining the premises in such condition that it will be an asset to the neighborhood; it is therefore requested that the Board exercise its discretion and grant this appeal for the occupancy as herein proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1756-49, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

482-49-A

APPLICANT—James E. McKillop, for Winifred E. Pittman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—806 Jefferson avenue, south side, 425 ft. east of Patchen avenue (Block 1658, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (482-49-A)

WHEREAS, James E. McKillop, for Winifred E. Pittman, owner, filed June 23, 1949, an appeal from a decision of the borough superintendent, affecting premises 806 Jefferson avenue, south side, 425 ft. east of Patchen avenue (Block 1658, Lot 27), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1949, as to Alt. Applic. 2003-49, reads:

"1. Extension of frame dwelling within fire limits is contrary to 4.1.2 and 8.7.2.1 of building code."

and

WHEREAS, the applicant states that the building is 3 stories and attic, 32 ft. 3 in. in height; 20 ft. 5 in. by 72 ft. 11 in. in area at 1st floor; 20 ft. 5 in. by 67 ft. 8 in. in area at 2nd floor, of Class 4 construction; erected about 1880, located in a residence use, C area, Class 1 height district, and used and occupied since 1915: cellar, ordinary use and heating plant; 1st floor, one family; 2nd floor and attic combined, one family; proposed to be used and occupied without change; that the building is equipped with one 2 ft. 6 in. wide wood stairs, enclosed in partitions of wood lath and plaster on wood studs, equipped with wood doors; that stair hall leads direct to street; that fire escape on the rear leads from rear porch to yard; and

WHEREAS, the applicant states that it is proposed to install two dormer windows in the peak roof of the building, one at front and one at rear, to improve the existing two bedrooms in the attic and to improve ventilation of the

attic rooms, changes in the roof construction and to the attic partitions are involved; and

WHEREAS, the applicant contends that the square area of each dormer will be 8 ft. 6 in. by 10 ft. covered on the outside with 7/8 in. boards and finished with asphalt shingles the interior to be finished with gypsum boards and plaster the dormer will not project beyond the front or rear walls of the main building.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2003-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the alteration of the building shall be confined to the proposed alteration of the roof by erection of two dormers as proposed and as indicated on plans filed with this appeal marked "Received June 23, 1949," 2 sheets; that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the existing occupancy of the building shall not be changed.

492-49-A

APPLICANT—Erwin Gerber, for Grymes Hill Manor Estates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond (under section 36, General City Law re buildings not fronting on legal streets).

APPEARANCES—

For Applicant: Louis Baron, Aaron Schurman and A. Pancani, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and P. L. Santoro, office of Borough President.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (492-49-A)

WHEREAS, Erwin Gerbert, for Grymes Hill Manor Estates, Inc., owner, filed June 24, 1949 an application pursuant to section 36 of the General City Law, to permit the erection of buildings not facing on a mapped street, and an appeal from a decision of the borough superintendent, affecting premises southwest corner of Serpentine road and Stratford road, southeast corner of Arlo road and Stratford road and northwest corner of Arlo road and Stratford road, (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1949 acting on N.B. Applications 395 to 397-49, reads:

"3. The proposed housing development consisting of buildings of 2 family units is not permitted as all buildings must face a City street. (General City Law #36).

"4. The proposed housing development consisting of buildings of 2 family units is not permitted as only 2 contiguous frame dwellings may be so erected. (Adm. Code. Art. V, Sec. C26-248.0, 2a).

"6. The proposed occupancy of 3 cars in 2 family units in groups No. 1, No. 2 and No. 9 of the housing development is not permitted as it exceeds the allowable limit of 2 cars. (Adm. Code. Art. II, Sec. C19-67.0)." and

WHEREAS, the applicant states that the premises consist of a plot, 839 ft. irregular in frontage, located in a residence use E area, class 3/8 height district, upon which it is pro-

MINUTES

posed to erect groups of attached two-family dwellings, accessory garages and parking areas as described in application for variance filed under Cal. 491-49-BZ; and

WHEREAS, the applicant contends that the proposed buildings are a series of two-story attached frame dwellings to be used as garden apartments with no more than two families in each unit between fire walls; that some of these units will face on large outer courts which in turn face on legal streets; that all buildings will be brick veneered with masonry fire walls between each two-family unit running from cellar roof to 8 in. above the roof in the case of flat roofs and to the underside of the roof boards in the case of pitched roofs; that the distance between each group of dwellings will be not less than 20 ft.; that the garages and parking areas on the property will be accessory to and used solely for the use of the tenants on the same premises; that the buildings involved consist of nine separate units of two-story attached two-family dwellings to house a total of 152 families and 45 garage areas within the buildings; that it is further proposed to erect two separate accessory garages to store 69 cars and to provide parking for 38 additional cars.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 395 to 397-49, objections 3, 4 and 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the construction of buildings as proposed and as shown on plans filed with this appeal, marked "Received June 24, 1949" (29 sheets), *on condition* that the requirements of the resolution adopted this day under Cal. 491-49-BZ shall be complied with and in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, *on condition* that any building not facing a legal street shall have adequate paths leading to a legal street; that the masonry dividing walls of the residential buildings shall be carried up to the underside of the roof boarding and down to the lowest grade with any openings in the cellar or crawl spaces protected with fireproof door assemblies and that the cellar garages shall be restricted to the use by occupants or guests of the dwellings on the same block.

494-49-A

APPLICANT—Ludwig P. Bono, for G. and H. Realty Corp., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—1334, 1336 and 1338 Purdy street, east side, 303 ft. 4 in., 336 ft. 7 in., and 366 ft. 11 in. south of Starling avenue (Block 3935, Lots 23, 26 and 27), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (494-49-A)

WHEREAS, Ludwig P. Bono, for G. and H. Realty Corp., owner, filed June 28, 1949, an appeal from decisions of the borough superintendent, affecting premises 1334 to 1338 Purdy street, east side, 303 ft. 4 in., 336 ft. 7 in. and 366 ft. 11 in. south of Starling avenue (Block 3935, Lots 23, 26 and 27), Borough of The Bronx; and

WHEREAS, the decisions of the borough superintendent, dated June 24, 1949, acting on Alt. Applications 499 to 501/49, read:

"1. Proposed moving of frame structure to inside the fire limits is contrary to Section 4.1.2 of the Building Code."

and

WHEREAS, the applicant states that the premises consist of a plot 101 ft. 8 in. by 98 ft. in area, upon which it is proposed to locate three buildings, 23 ft., 20 ft. 4 in. and 20 ft. 4 in. respectively by 51 ft. 2 in., 49 ft. 11 in. and 49 ft. 11 in. in area, two stories and basement, 28 ft. 2 in., 25 ft. 4 in. and 25 ft. 4 in., respectively in height, Class 4 construction, to be located in a residence use, D area, Class 1 height district; used and occupied as follows: #1334 Purdy Street: Cellar, boilerroom and storage; 1st floor, one family; 2nd floor, one family; No. 1336 Purdy Street: Cellar, boilerroom and storage; 1st floor, one family; 2nd floor, one family; #1338 Purdy Street: Cellar, boilerroom and storage; 1st floor, 1 family; 2nd floor, 1 family; that each building will be provided with one 3 ft. wide interior wood stairs, enclosed with partitions of wood lath and plaster, equipped with wood doors leading direct to street and provided with ladder and scuttle to the roof; and

WHEREAS, the applicant states that the buildings are presently located at 2106-8 and 10 Starling avenue, as indicated on plans filed with this appeal and are proposed to be removed to the locations described herein; and

WHEREAS, the applicant contends that the buildings are frame, two-family dwellings, now located in a business use district and proposed to be relocated on the site in question, which is in a residence use, D area, Class 1 height district, inside the fire limits; that the only change is in the use district; and

WHEREAS, the applicant contends that it would have been a substantial saving and an easier task to demolish these buildings and for this purpose, the owner tried to find new accommodations for the tenants, but was unsuccessful; that it is therefore proposed to move these buildings on foundation walls to be erected on the new plot purchased on Purdy street and to obtain a new certificate of occupancy for each building; that in order to comply with the non-eviction laws, the owner has purchased a two-family dwelling on the lot at the northeast corner of Purdy street and Starling avenue to provide living quarters for the two families illegally occupying two of the buildings as three families; that the three frame buildings are in need of repairs; that the present front and rear porches are structurally unsafe; that the buildings are now facing an important business thoroughfare and in the new location will be surrounded by small dwellings, some of similar character, in a quiet residence district; that it is proposed to improve and simplify the appearance of these buildings without disturbing the present tenant accommodations and to re-space each building in compliance with the D area requirements; and

WHEREAS, the Board deemed that the question of whether the proposed sites are outside the fire limits is determined by the present zoning and the provisions of section C26-246.0; that it appears that the proposed locations are not under the present zoning requirements inside the fire limits.

Resolved, that the decision of the borough superintendent, acting on Alt. Applications 499 to 501-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the buildings as proposed to be removed from their present locations on Starling avenue, in a D area district, to be moved to lots on Purdy street, substantially as proposed and as indicated on plans filed with this appeal marked "Received June 28, 1949," 7 sheets, *on condition* that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto.

504-49-A

APPLICANT—David Maryanov, for York-Midtown Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1704 2nd avenue, east side, 50 ft. north of East 88th street (party wall balcony); (Block 1551, Lots 2 and 3), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: David Maryanov.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (504-49-A)

WHEREAS, David Maryanov for York-Midtown Corporation, owner, filed June 23, 1949, an appeal from a decision of the borough superintendent, affecting premises 1704 Second avenue, east side, 50 ft. north of East 88th street (Block 1551, Lots 2 and 3), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 18, 1949, relating to 1702 to 1704 2nd avenue, reads:

"In reply to your letter of June 9, 1949, and supplementing my letter of December 15, 1948, I reiterate that party wall balconies are an acceptable means of egress for certain types of multiple dwellings.

Section C26-299.0 of the Administrative (Building) Code does not apply in this particular case because the building is an old law tenement, and under the provisions of Section 53 of the Multiple Dwelling Law and rules and regulations promulgated by the Department, party wall balconies on such dwellings are acceptable as a required means of egress.

In my opinion Section C26-300.0 of the Administrative (Building) code relating to the removal and obstruction of party wall balconies, makes it illegal not only to obstruct but also to remove any existing party wall balcony which before January 1, 1938, was acceptable as a second means of egress.

In this particular case our records indicate that the party wall balconies connecting 1702 and 1704 Second avenue were accepted as a legal means of egress by this department before January 1, 1938."

and

WHEREAS, the applicant states the building is 5 stories, 50 ft. in height; 25 ft. by 80 ft. in area, of Class 3 construction erected about 1898, located in a business use, B area, Class 1½ height district and used and occupied as follows—now vacant; that the building is equipped with one 3 ft. wide wood stairs, fire retarded enclosure, equipped with wood doors which are not self-closing; that stair hall leads direct to street and to roof bulkhead; that there is one party wall balcony at the front; and

WHEREAS, the applicant contends that this appeal is based on the interpretation of Section C26-299.0 of the Administrative Code; that the borough superintendent states that Section C26-299.0 does not apply to these buildings as they are old law tenements; that if this is incorrect then Section C26-300.0 does not apply under the same Chapter as C26-299, and under the provisions of Section 53 of the Multiple Dwelling Law, subdivision 10; that the department has promulgated rules and regulations and under such rules and regulations that is Rule 4.4, provides that in addition, existing party wall balconies on existing multiple dwellings shall conform to the requirements of Section C26-299.0 and C26-300.0 of the Administrative Code, and Rule 4.5.2., which reads: "party wall balconies existing on any multiple dwelling shall be maintained in conformity with the requirements of Sections C26-299.0 and C26-300.0 of the Administrative Code;" that the department has arbitrarily and capriciously ruled Section C26-299.0 out of the law by interpreting the word "auxiliary" in it to mean "extra," that Webster's Universal Unabridged Dictionary holds the word "auxiliary" to mean: "a helping; aiding; assisting; subsidiary; conferring aid or support by joint exertion, influence or use;" that Section C26-299.0 was put in the Code to protect the public from the use of party wall balconies indiscriminately and it should be obeyed not thwarted by interpretation and if two buildings served by a party wall balcony are not

in the same ownership the party wall balcony is not acceptable and therefore illegal.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

519-49-A

APPLICANT—Arnold W. Lederer, for Young Israel Synagogue of New Lots, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351 New Lots avenue, north side, 21 ft. 2½ in. east of Sheffield avenue (cellar, 1st and 2nd floors); (Block 3839, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Paul Feldman.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (519-49-A)

WHEREAS, Arnold W. Lederer, for Young Israel Synagogue of New Lots, Inc., owner, filed July 1, 1949, an appeal from a decision of the borough superintendent, affecting premises 351 New Lots avenue, north side, 21 ft. 2½ in. east of Sheffield avenue (Block 3839, Lot 54), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1949, as to Alt. Applic. 1927-49, reads.

"1. The proposed change in occupancy from stores on the 1st floor, dwelling above to public use, recreation room in cellar, synagogue on 1st floor, classrooms on 2nd and caretakers apartment on 3rd floor of this non-fireproof Class 3 building is contrary to the Building Code, Sect. 2.1.3.5 and Sect. 4.2.1.

"2. At least two stairs from each floor, including the cellar enclosed in 3 hr. fire resistive partitions with direct egress to street should be provided.

"3. The exit passage thru the cellar serving the 1st floor should be of fireproof construction.

"4. The exit stairs to passage should be enclosed on 1st floor.

"5. The 2nd floor wood beams are weak for the required 60 lbs. per sq. foot live load."

and

WHEREAS, the applicant states the building is 3 stories, 30 ft. in height; 20 ft. 6 in. by 55 ft. in area, of Class 3 construction; erected 1923, on a lot 20 ft. 6 in. by 99 ft. 1 in. in area, in a business use, C area district, used and occupied for the past five years as follows: cellar, storage; 1st floor, synagogue, 65 persons; 2nd and 3rd floor, dwelling, one family each, that it is proposed to be used and occupied: cellar, play and game room and boiler room, 40 persons; 1st floor, synagogue, 105 persons; 2nd floor, classroom, 50 persons; 3rd floor, caretaker's apartment; that the building is provided with one 3 ft. wide wood stairs, enclosed in partitions of wood and plaster, equipped with wood doors which are not self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; that in addition there is one fire escape at the rear extending to roof by ladder and to yard by ladder; and

WHEREAS, the applicant contends that it is proposed to alter the building by constructing a one story extension on the rear of the cellar and first floor, by providing exits for existing synagogue at 1st floor, by improving exits for cellar and 2nd floor as follows; that main stair hall will be fire retarded throughout with metal lath and plaster,

MINUTES

equipped with one hour fireproof self-closing doors; that two doors will be installed opening on yard at rear of 1st floor; that a 3 ft. stairway will be installed leading from rear of 1st floor to 3 ft. 4 in. passageway in cellar, constructed of 4 in. gypsum blocks with fire retarded ceiling, openings thereto to be 1 hour, fireproof, self-closing doors; that exit doors will be installed at front as indicated on plans filed with this appeal; that the cellar which is to be used by the young people as a game room will be provided with an open stairway to the rear yard and one hour fireproof self-closing doors leading to new fire passage; that the 2nd floor will be provided with one stairway, fire retarded on 1st and 2nd floor, and a new labor law fire escape at front, in addition to the present multiple dwelling law fire escape on rear which will now land on the new extension roof, which will be fire retarded with metal lath and 3 coats of portland cement plaster from which roof a double rung stationary gooseneck ladder will be provided to yard; that the cellar ceiling will be fire retarded throughout and the boiler room will be provided with a fireproof enclosure; that mechanical exhaust ventilation will be provided for the cellar and 1st floor; that three sprinkler heads will be installed in the kitchen connected to the house supply; that two H2O fire extinguishers will be provided on the 2nd floor and cellar; that existing store metal ceiling will be maintained but all new ceilings on cellar and 1st floor will be of metal lath and plaster, as will also be the 2nd floor kitchen ceiling; that doors will be provided to each fire escape; that as the 2nd floor will be used only for classrooms it is requested that the 40 lb. live load be accepted; and

WHEREAS, the applicant contends that since the building will be operated by a religious corporation and in view of the proposed changes to the exits, and the construction of the building, it is requested that the Code be varied to permit the proposed use and occupancy; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1927-49, objections 1 to 5 inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged and occupied substantially as proposed and as indicated on plans filed with this appeal marked "Received July 1, 1949," 2 sheets, except that the passageway in the cellar shall be of fireproof construction throughout with a clear width of not less than 3 ft. 8 in.; that the fire escape shown leading from the 3rd and 2nd floor to the roof of the proposed extension shall have a drop ladder at the rear of such extension to the yard, from which exit can be had by means of gate in fence to adjoining premises; that no windows shall be erected in the proposed extension where walls of adjoining buildings do not occur; that ventilation to the outer air shall be provided for the heater room and the heater room door shall be normally kept closed; that this variance may continue so long as the building is occupied as proposed and in accordance with this resolution, and complies in all other respects with all laws, rules and regulations applicable to the building and occupancy.

524-49-A

APPLICANT—Carl H. Salminen, for William Amoruso, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-39 158th street, east side, 329.52 ft. north of Northern boulevard (Block 5274, Lot 23), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, William Amoruso and Anthony N. Costa.

For Administration: Samuel L. Becker and N. R. Willis, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (524-49-A)

WHEREAS, Carl H. Salminen, for William Amoruso, owner, filed June 29, 1949, an appeal from a decision of the borough superintendent, affecting premises 35-39 158th street, east side, 329.52 ft. north of Northern boulevard (Block 5274, Lot 23), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1949, acting on Alt. Applic. 873/49, reads:

"I have read very carefully your letter dated June 17, 1949, in connection with the revocation of the approval of the subject application and a construction permit issued in connection therewith.

"It is regrettable that a permit was issued after the date on which a change in zone area from C to G-1 became effective.

"The law is specific in this unless a substantial amount of work has been executed on an approved project prior to the date on which a more restricted zone provision becomes effective. Any work not in conformity with the change is unlawful and may not be permitted to proceed.

"It is unfortunate that the owner, Mr. William Amoruso, residing in the area affected was not aware of a zone change being in process. It appears as though the change was made on a petition of the owners in the affected areas.

"I sympathize fully with Mr. Amoruso, but this department must abide by governing law and is without authority to permit the work to continue or to approve the change from single family to two family occupancy. The only recourse Mr. Amoruso has is to file an appeal with the Board of Standards and Appeals for a variation in this specific case."

and

WHEREAS, the applicant states that the building is 2½ stories, 23 ft. in height, 22 ft. by 40.6 ft. in area at 1st floor, 22 ft. by 32 ft. in area above, Class 4 construction, erected in 1922, located in a residence use, G-1 area, Class 1 height district, presently used and occupied: cellar, boiler-room and storage; 1st and 2nd floors combined, one family; attic, storage; proposed to be used and occupied as a two-family dwelling; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1949; reads:

"This is to inform you that Alt. Applic. 873/49 is hereby revoked; the reason for this revocation being that the location in which this building is situated was changed on June 7th, 1949 from a C area district to a G-1 area district. The Zoning Resolution of the City of New York prevents the alteration of a one family residence to a two family residence.

"Permit to Build 3307-1949, which was issued on June 8th, 1949 was issued in error.

"All work must cease immediately."

and

WHEREAS, violation 145/49 issued June 13, 1949, was for changing the one-family dwelling to a two family dwelling under Alt. 873/49, contrary to the Zoning Resolution, which was changed from C district to G-1 district effective June 7, 1949; and

WHEREAS, the applicant contends that plans were filed for the proposed alteration March 2, 1949, accompanied by plumbing plans; that these plans were approved May 2, 1949 and the plumbing contractor received his approved copy of the plumbing sheets after filing as a contractor with the Borough Superintendent on May 27th; that excavation was started May 19, 1949; that foundations were poured May 20, 1949 that the framing work was started May 25, 1949 and the plumbing work started May 27, 1949; that on June 7, 1949, the date upon which the zoning change became effective, the side walls and the roof of the extension were

MINUTES

completed; that the entire job as of the effective date of the zone change was approximately 75% completed; that after the zone change and up to the time the permit was revoked on July 13, 1949, the interior studding work was done, door jambs, window frames and sash installed and the alteration of existing partitions was done to the point that on the date of the revocation of the permit, the entire job stood approximately 80% complete; that although the contractor started work on May 19, 1949 and did not apply for his permit until June 7th and although the permit was not issued until June 8th, one day after the effective date of the zone change, failure to obtain a permit should not be considered a bar to establishing a vested right since the issuance of such permit constituted a mere ministerial act and therefore should not be presumed to have been issued as of the date that the work started on May 19, 1949; that a substantial amount of work having been completed before the effective date of the zone change gives the owner a vested right which he cannot be deprived of as to deprive him of such right would constitute confiscation of property without due process in violation of the 14th Amendment of the Constitution of the U. S.; that aside from the work done prior to the effective date of the zone change, the Board should also consider the owner's obligations incurred in the acquisition of this building and the site in reliance upon the then existing zoning, the necessary legal and architectural expenditures leading up to the alteration and the commitments which the owner has made under contract, which he is obliged to carry out even though the work was never completed; that during the course of the work which took place prior to the effective date of the zone change, the site was inspected by a plumbing and construction inspector from the Department of Housing and Buildings and no violation was issued for performing work without a permit; that the applicant at no time was on notice that the district had been changed; and

WHEREAS, the applicant has filed in support of his appeal, affidavits of Anthony N. Costa, licensed real estate broker; John Schiffert, plumber; Carl and Alex Eckman, carpenters; Pasquale De Amato, masonry contractor; and

WHEREAS, it appears that the application for a permit was applied for on the day prior to the change of zoning became effective and that because of the incompleteness of the permit application in connection with the insurance policy, the corrected form was not offered until one day after the change of zone had become effective; that in the opinion of the Board this should be overlooked and the permit should be reinstated as in effect as of the date prior to the day the change of zone became effective; and that it appears from the affidavit filed that some work was completed prior to the issuance of the permit and before the change of zoning became effective; that while the work was unlawful, without a permit, nevertheless a permit could have been obtained had the owner or his contractor been more timely in applying for it prior to the zone change.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 873-49, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to restore the permit as of the date prior to the change of zone becoming effective.

530-49-A

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112-01 to 112-09 Queens boulevard, 75-01 to 75-09 112th street, northeast corner and 112-16 to 112-40 75th avenue (4th floor); (Block 2264, Lot 79), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Engelhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (530-49-A)

WHEREAS, T. H. Engelhardt for Cord Meyer Development Co., owner, filed June 9, 1949 an appeal from a decision of the borough superintendent, affecting premises 112-01 to 112-09 Queens boulevard, 75-01 to 75-09 112th street, northeast corner and 112-16 to 112-40 75th avenue (Block 2264, Lot 79), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 31, 1949 acting Alt. Applic. 1097-49 reads:

"5. Standpipe required as per sect. 16.1.1 of Building Code.

6. Provide 3 hr. separation between offset floors of proposed addition."

and

WHEREAS, the applicant states that the building is 207.32 ft. by 171.45 ft. in area, 3 stories, 39.56 ft. in height, of class 1 construction, located in a business and residence use, C and D area, class 1 height district, erected in 1931, used and occupied since erection as follows: cellar—boiler room; 1st floor—garage for more than five motor vehicles, restaurant, and gas selling station—40 persons; 2nd floor—garage for more than 5 cars; office and kitchen—30 persons; 3rd floor—garage for more than 5 cars—10 persons; that it is proposed to extend the building one story (11 ft.) in height; that the use and occupancy will be identical with the present use except that the additional story will be used for garage for more than five cars with an occupancy of 10 persons; that the building is equipped with two interior steel stairs, one on the north and one on south wall, 3 ft. 8 in. in width, equipped with 3 hour fireproof enclosure, fireproof self-closing doors, extending to roof bulkhead and leading direct to street; that there is an approved two source sprinkler system throughout; and

WHEREAS, the applicant contends, as to objection 5, that the existing building was subject to a variation by the Board permitting the omission of a standpipe system in the building on condition that the building be sprinklered throughout; that the building is now provided with a two source sprinkler system; that it is proposed to add an additional story to the building and to extend the existing sprinkler system to include this story; that in view of the fact that the Board has previously accepted this building without a standpipe system and in view of the fact that the building is fully sprinklered throughout and such sprinkler system will be extended, it is requested that the Board vary the provisions of the Administrative Code so as to permit the continued omission of the standpipe equipment; that as to objection 6, to install a three hour separation would interfere with the operation of the building as a garage since it is essential that clear vision be had by the operators of vehicles on the ramp at all times so as to facilitate transportation of cars from the lower to the upper stories; that in lieu of the 3 hour separation required, it is proposed to install a supplemental sprinkler curtain on both sides of the separating offset wall in such a manner that $\frac{1}{2}$ " heads will be located 4 ft. on centers, staggered on both sides of the wall so as to provide heads located 2 ft. (approximately) on centers horizontally, as indicated on plans filed with this appeal; that the proposed sprinkler curtain protection will effectively prevent the transmission of fire and smoke between the areas involved, and in view of the existing sprinkler system throughout the building, it is felt that the 3 hour offset wall protection is not necessary.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1097-49, objections 5 and 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in lieu of the standpipe system, a two-source sprinkler system shall be maintained throughout the building, including the proposed top story and that, in lieu of a fire wall on the top story where offset floors

MINUTES

occur, there shall be a sprinkler curtain constructed and maintained as proposed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and the resolution adopted April 8, 1930, as amended by resolutions adopted through January 3, 1946 and as amended this day as to extension of time to complete under Cal. 51-30-BZ, Vol. III.

535-49-A

APPLICANT—Charles A. Herrmann, for Skidmore, Owings and Merrill, for Dept. of Parks—City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1213-1295 Prospect place and 119-169 Troy avenue, northeast corner, (Block 1353 and Block 1359, Lots 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles A. Herrmann, A. Martin Funnell and William S. Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (535-49-A)

WHEREAS, Charles A. Herrmann for Skidmore, Owings and Merrill, for Department of Parks, City of New York, owner, filed July 8, 1949, an appeal from a decision of the borough superintendent, affecting premises 1213-1295 Prospect place and 119-169 Troy avenue, northeast corner (Block 1353 and Block 1359, Lots 2), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1949, as to N.B. Applic. 556-49, reads:

"3. Enclosure of main stairway on 1st floor, to comply with Sect. 6.4.1.8.2 of A.B.C.

6. Capacity of stairways inadequate for stated occupancy.

7. Main stair on 2nd and 3rd floors to comply with Sect. 6.4.1.3(2) of A.B.C."

and

WHEREAS, the applicant states that the building will be 3 stories, 54 ft. 9 in. in height, 149 ft. 10 in. by 117 ft. 5 in. in area, Class 1 construction, on a lot 700 ft. by 581.16 ft. in area, in a residence use, C area, Class 1 height district, used and occupied: Cellar, boiler-room and storage, 3 persons; 1st floor—swimming pool, locker rooms, shower rooms, director's office, 507 persons; 2nd floor—balcony, arts and crafts, meeting rooms, 325 persons; 3rd floor—gymnasium, game rooms and storage, 416 persons; that the building will be equipped with an approved standpipe system and three interior stairs, one of which will be 6 ft. 7½ in. wide and the other two 5 ft. 2 in. in width each; that the stairs will lead from roof bulkhead to street, be of fireproof construction, fireproof enclosed, equipped with fireproof, self-closing doors; and

WHEREAS, the applicant contends that the proposed building will be erected in St. John's Park and used as a recreational center under the control of the Department of Parks; that the means of egress will consist of one central stairs 6 ft. 7½ in. wide and one east and west stairs, 5 ft 2 in. wide and extend above the roof and will lead to the outside of the building at grade and thence by paved walks direct to the street; that these stairs will be equipped with fireproof partitions and fireproof self-closing doors at all openings; and

WHEREAS, the applicant contends as to Objection 3, that the main stairs will terminate at the first floor in a lobby with doors opening into adjacent spaces; that the lobby will be used exclusively for entrance and exit purposes and all openings thereto will be equipped with fireproof, self-closing doors; that the doors which have access to the lobby will

not be used for business purposes nor will they be used for such purposes as prohibited by Section 6.4.1.8.2; and contends as to Objection 6, that the Borough Superintendent requires stair capacity to be computed under Section 6.1.1.1; that the stairs have been designed in compliance with Section 6.1.10; that while the use of the building is not specifically mentioned in Section 6.1.10, it will be analagous to the uses stated therein as it will be of a public nature and will constitute public assembly; that the highest floor level is less than 32 ft. above curb; and contends as to Objection 7, that the area of each stair landing will not exceed the area permitted as a result of 25% excess of the normal stair capacity; that no attempt has been made to build up the stair capacity by increased landing area; that the size of the landings is fixed solely by the required arrangement of adjacent rooms and spaces having access to the stairs in such a way as to best serve the purposes for which the building has been designed.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 556-49, Objections 3, 6 and 7, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall comply with all other requirements therefor; that the occupancy shall not be in excess of the capacity of the exits.

538-49-A

APPLICANT—Siegel & Green, for Park 74th Realty Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101 East 74th street, north side, 25 ft. east of Park avenue (9th floor); (Block 1409, Lot 2); Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (538-49-A)

WHEREAS, Siegel and Green, for Park 74th Realty Company owner, filed an appeal from a decision of the borough superintendent, affecting premises 101 East 74th street, north side, 25 ft. east of Park avenue, (9th floor), (Block 1409, Lot 2), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1949, as to amendment to Alt. Applic. 1888-48, reads:

"A3. Proposed arrangement of 9th floor public halls and stairs showing conformity with Sec. 102 Multiple Dwelling Law not acceptable and proposed combination of egress is contrary to Sec. 231, Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 9 stories and penthouse, 100 ft. in height; 75 ft. by 86 ft. 7 in. in area, of fireproof construction; erected 1915, on a lot 75 ft. by 102 ft. 2 in. in area in a residence use, B area, Class 1½ height district and used and occupied since 1948, under Certificate of Occupancy 30899, as follows:

cellar, boiler room and storage; 1st floor, two apartments; 2nd to 7th floors, two apartments each floor; 8th floor, 3 apartments; 9th floor, 2 apartments, pent house, 3 apartments; that no change is proposed except for the 9th floor which will be changed to 4 apartments; that the building is equipped with an approved standpipe system; that the applicant states that the building is provided with one tower fire escape and an exterior stairway; and

WHEREAS, Certificate of Occupancy 30899, issued April 26, 1945, upon completion of work under Alt. 1408-44, permits the present use and occupancy except that the 9th floor is limited to two apartments; and

MINUTES

WHEREAS, the applicant contends that this is an application for a variations of Sections 102 and 231 of the Multiple Dwelling Law pursuant to the powers vested in the Board by Section 310 Subdivision 2a(4) of the Multiple Dwelling Law for a building erected prior to July 1, 1948; that the building was erected in 1915 and is classified as a Class A heretofore erected new law tenement; that the typical floor layout consists of one 11 room front apartment and one 6 room rear apartment; that the owner intends to alter the entire building by subdividing each large apartment as it becomes available pursuant to the Emergency Rent Law for additional apartments; that in 1948, the front 11 room apartment on the 8th floor was altered under Applic. 1888-48 into two apartments; that recently the entire 9th floor became available and it is now proposed to subdivide both existing apartments on the 9th floor as indicated on plans filed with this appeal; that the existing two apartments will be increased to 4 apartments but the resulting number of rooms will be decreased from 17 to 15; that all means of egress from the new apartment on the 9th floor are arranged to conform with Sections 102 and 203 of the Multiple Dwelling Law for buildings hereafter erected and the existing means of egress will be maintained on the unaltered floors in conformity with Section 231; that the Department contends that such a combination of egress is unlawful and that the egress for the entire building must conform exclusively either to Section 102 or 231 of the Multiple Dwelling Law; that the owner cannot alter each floor simultaneously due to the statutory tenants lease, and premission is sought to make the alterations for each floor separately as it becomes available to the end that each apartment will have egress throughout the building conforming exclusively to Sections 102 and 103 as permitted by subdivision 5 of Section 9 of the Multiple Dwelling Law; that the proposed egress for the 9th floor apartments will be in accord with later recognized standards for exits, eliminating direct openings from stairhalls to apartments by the intervention of a public hall between and connecting the existing means of egress; that each apartment will have access to the public hall as required by Sections 102 and 103 of the Multiple Dwelling Law; that the existing interior tower fire escape now used as a secondary means of egress from each unaltered apartment opens directly on an existing public hall serving both existing apartments although permitted under Section 231 and Departmental regulations to have direct apartment door openings; that this condition should minimize objections to maintaining this Section 231 exit until all the means of egress are made to conform to Secs. 102 and 103 in its entirety; that the public halls intervening between apartment doors and stair hall shafts afford an additional area of refuge not provided for by Section 231 and will tend to prevent any smoke or fumes from directly entering stair hall shafts from any apartment.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1888-48, Objection A3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, to permit the 9th floor to be arranged as proposed and as indicated on plans filed with this appeal marked "Received July 8, 1949", *on condition* that the exits as shown and previously approved shall be accessible to all apartments as thereon indicated and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

539-49-A

APPLICANT—Julius Eckmann, for R. E. Dowling Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23 William street, west side, 115 ft. 2¾ in. north of Beaver street. (Block 25, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (539-49-A)

WHEREAS, Julius Eckmann, for R. E. Dowling Realty Corporation, owner, filed July 12, 1949, an appeal from a decision of the borough superintendent, affecting premises 23 William street, west side, 115 ft. 2¾ in. north of Beaver street (Block 25, Lot 31), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated July 11, 1949, acting on amendment to Alt. Applic. 2389-48, reads:

"7. Specify areas used for mfg. and offices—Note different live loads on floor.

8. Exits from structure to comply with Section 270 L. L.—provide two 3 ft. 8 in. stair enclosed in 3 hr. material.

9. Require 120 lbs. live load for mfg."

and

WHEREAS, the applicant states the building is 4 stories 61 ft. in height; 24 ft. 3¾ in. by 181 ft. 9¾ in. in area, of Class 3 construction; erected about 1900, located in a business use, B area, Class 2½ height district, used and occupied since 1923, cellar machine room; basement restaurant, 144 persons; 1st floor, restaurant, 126 persons; 2nd, 3rd and 4th floors, offices, now vacant; that it is proposed to be used and occupied—cellar, basement, 1st floor, no change; 2nd, 3rd and 4th floors, office and commercial photographer, 35 persons on the 2nd, 35 persons on the 3rd and 30 persons on the 4th floor; that the building is equipped with two interior stairs, one 3 ft. 8 in. wide, of steel construction, enclosed in fireproof blocks, equipped with fireproof self-closing doors, the other one is 3 ft. 4 in. wide, wood construction, enclosed in brickwalls; that the east stairs lead direct to street and the west stairs to an open alley which leads to street; and

WHEREAS, the applicant contends that inspector's report filed in connection with Alt. 346-1923 stated that the building was then occupied as restaurant, offices and manufacturing; that the present exits consist of the following: 3 ft. 4 in. wide wood stairway at the rear west of the building enclosed in brick walls with kalamein self-closing doors leading to an open yard and thence to an open fireproof passage 10 ft. wide to Beaver street at sidewalk level; that at the east side, the William street front, there is a steel stairway from 2nd floor to cellar, enclosed in fireproof plastered partitions, and from 2nd to 4th floors a substandard fire escape with vertical ladders, which is to be removed, and it is now proposed to extend the steel stair up to the roof enclosed in angle iron frame and 3 in. gypsum blocks plastered both sides; that this stairway is 3 ft. 8 in. wide; that it is also proposed to fire retard the soffits of the existing west stairway and the platform of such stairway with 1 hour fire resistive materials; that the number of occupants on the 2nd, 3rd and 4th floors will not exceed 35 persons each floor which is less than the rated capacity of one of the stairs; that it is proposed to rent these floors to a tenant for use in commercial photography, which is classified as factory work, although the floor loadings will not be heavy; that the load capacities of the floors, computed on the existing code, are as indicated on the floor plan filed with this appeal and vary with the three distinctive sections of the floor as follows: 100 lbs., 60 lbs., and 75 lbs.; that the floors will not be loaded in excess of these capacities in the respective sections; that as the varving floor loadings are in distinctive individual sections of the floor, and as there is no heavy work proposed, it is requested that the appeal be granted as to Items 7 and 9 to accept the existing floor loads; that inasmuch as exit facilities consist of two stairs enclosed in fireproof block partitions or brick walls, one of which stairs will extend to roof and the other to the fourth floor and thence to the

MINUTES

roof over the west 4th floor, and as both stairs will lead direct to the outer air and thence to street, and as the number of persons on the 2nd, 3rd and 4th floors will be less than half of the capacities of the two exit stairs, it requested this appeal be granted as to Item 8 of the borough superintendent's decision.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2389-48, Objections 7, 8 and 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the occupancy of the 2nd, 3rd and 4th floors shall be for the technical factory use as proposed as a commercial photographer; that the building shall be arranged substantially as proposed and as indicated on plans filed with this appeal marked "Received July 12, 1949," 3 sheets, and "July 14, 1949," 1 sheet, *on condition* that the building shall comply in all other respects with all laws, rules and regulations applicable thereto; that the arrangement of the photographic equipment shall be as proposed and the heavier equipment located on the portion of the floor where the floor loading has been approved for 100 lbs. per superficial foot; that this variance shall continue only so long as the building is occupied as proposed and as shown and in accordance with this resolution and is not increased in height or area and complies in all other respects with all laws, rules and regulations applicable thereto.

545-49-A

APPLICANT—Charles W. Burke, for Board of Transportation—City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1390 Castleton avenue, south side, from Jewett avenue to Rector street, (Block 1025, Lot 36, Block 215, Lot 1), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: William H. Donald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (545-49-A)

WHEREAS, Charles W. Burke, for Board of Transportation, City of New York, owner, filed July 13, 1949 an appeal from a decision of the borough superintendent, affecting premises 1390 Castleton avenue, southeast corner of Jewett avenue and Rector street, west side, between Castleton avenue and Hurst street, northeast corner of Hurst street and Rector street (Block 1025, Lot 36; Block 215, Lot 1), Port Richmond, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent dated June 22, 1949 acting on Misc. Applic. 98-49 reads:

"1. The installation of seven 5000 gallon gasoline tanks is not permitted as this exceeds the 1500 gal. capacity for such tank: Adm. Code. C19-59.0 (one)." and

WHEREAS, the applicant states that the premises consist of a plot 240 ft. by 412 ft. in area, in an unrestricted use C area, class 1½ height district, upon which it is proposed to erect a one and two story class 2 constructed building, 240 ft. by 412 ft. in area, for use and occupancy as a storage garage for more than five motor vehicles; and

WHEREAS, the applicant contends that the application to the borough superintendent was denied as the Administrative Code limits the size of gasoline and Diesel oil storage tanks to 1500 gallons; that the proposed tanks will be used for the storage of gasoline and Diesel oil exclusively for buses of the New York City Transit System; that the number of buses to be operated out of the proposed garage is so great that a larger supply of fuel must be stored in order that the buses may be properly serviced; and

WHEREAS, plans filed with this appeal indicate that it is proposed to install four 550 gallon lubricating oil tanks and 7 5,000 gasoline or Diesel oil storage tanks, the tanks to be installed in vaults of concrete construction, equipped with fresh air inlets and exhaust vents mechanically operated and so connected as to operate continuously and to be interlocked with the dispensing pumps so that such pumps will not operate unless the exhaust vents are in operation; that all electrical fixtures and equipment will be of the explosion-proof type; that the capacity of the ventilation fans at roof will be sufficient to provide six changes of air per hour in the storage vaults; that vent pipes will be carried up 10 ft. above the roof, securely strapped and capped with double goosenecks provided with 20 mesh brass wire gauge screens and located 10 ft. from any exposure; that floors over the tank vaults will be arranged to pitch away from manhole openings, which manhole openings will be equipped with covers with neoprene gaskets or equal; that each tank vault will be provided with Fire Department foamite connection leading to foamite distributor pipe terminating on the wall at the street side as indicated on plans filed with this appeal marked "Received July 13, 1949," four sheets; and

WHEREAS, in the opinion of the Board the objection rendered by the borough superintendent should have referred to tanks not being permitted exceeding 550 gallons instead of 1500 gallons.

Resolved, that the decision of the Borough Superintendent, acting on Misc. Applic. 98-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the storage tanks as proposed shall be installed as proposed and as indicated on plans filed with this appeal marked "Received July 13, 1949," 4 sheets; that the tanks proposed to store gasoline shall comply with the requirements of the Administrative Code as to inlets and similarly the tanks proposed to store fuel oil shall comply with the requirements of the Administrative Code and the Oil Burner Rules of the Board; that the foam system as proposed shall have a siamese on the exterior of the building and be properly labelled to the satisfaction of the fire commissioner; that the foamite extinguishing system proposed shall be constructed and maintained to the satisfaction of the fire commissioner.

554-49-A

APPLICANT—J. M. Berlinger, for The Markowitz Family, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102 West 101st street and 828-838 Columbus avenue, southwest corner (Block 1855, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Sprung, William R. Vitacco and Edward Kiernan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (554-49-A)

WHEREAS, J. M. Berlinger for The Markowitz Family, Inc. owner, filed July 1, 1949 an appeal from a decision of the borough superintendent, affecting premises 102 West 101st street and 828-838 Columbus avenue, southwest corner (Block 1855, Lot 33), 1st to 6th floors, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 17, 1949 acting on amendment to B.N. Applic. 175-48 reads:

"3. A separate sprinkler application required indicating full compliance with Art. 13 as per reconsideration." and

MINUTES

WHEREAS, Violation 9445-44 issued February 5, 1948 was for maintaining window openings in the south and west walls on 1st to 6th floors within 30 ft. of openings in adjoining buildings or within 50 ft. above non-fireproof roofs of adjoining building not protected according to law; and

WHEREAS, the applicant states that the building is six stories 75 ft. in height, 100 ft. by 100 ft. 11 in. in area, of fireproof construction, erected in 1894 and used and occupied since 1910 as follows: cellar, boilerroom, storage and iron works, 2 persons; 1st floor, store, 50 persons; 2nd to 6th floors, factory, 10 persons per floor; proposed to be used without change and occupied as follows: cellar, 2 persons; 1st floor, 75 persons; 2nd to 6th floors, 50 persons each; that the building is equipped with a one source sprinkler system throughout, an interior fire alarm system and regular monthly fire drills are maintained; that there is one 4 ft. 6 in. wide steel fireproof stairs equipped with fireproof self-closing doors leading from roof bulkhead direct to street and two fire escapes extending to roof by stair and to street by stair and ladder with window and door openings on the course thereof fireproof self-closing; and

WHEREAS, the applicant contends that the building has a full and complete automatic sprinkler system, an interior fire alarm system; that the adjacent buildings are five story multiple dwellings on the south and west side; that application was made to the borough superintendent for permission to install a non-automatic sprinkler system with heads on the outside of the building over the exterior wood windows; that this application was accepted by the borough superintendent and it is now contended that the present automatic sprinkler system with heads 3 ft. away from windows in question and approximately 8 ft. on centers is sufficient to satisfy the existing conditions; that the adjacent buildings which are multiple dwellings are non-hazardous and the building in question is fireproof having steel beams, reinforced concrete and a fully automatic sprinkler system; that the non-fireproof windows in question are not over any buildings whatever and are merely facing the rear yards of adjacent buildings.

Resolved, that the decision of the borough superintendent, acting on B.N. Applic. 175-48, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no sprinkler heads shall be erected on the exterior of the building; that the nearest line of sprinklers to the windows in question shall be rearranged so as to be the same distance as at present, namely 3 ft. from the wall but with additional sprinkler heads therein so that there will be one sprinkler head opposite the center of each exterior window; that in the event that such a sprinkler head results in an overload on any floor that such additional heads may however be permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the sprinkler system, interior fire alarm system and monthly fire drills shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner.

454-49-A

APPLICANT—F. Hale Atkinson, for Reif-Wal Realty Corp., owner.

SUBJECT—Application for reopening—amendment of resolution—re Application pursuant to Sec. 35 of the General City Law to permit the maintenance of a building in the bed of a mapped street (widening of 96th street), previously granted on condition.

PREMISES AFFECTED—95-17 and 95-19 Northern boulevard and 32-50 to 32-60 96th street, Northwest corner, (Block 1425, Lot 33), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Solovay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION.

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (454-49-A)

WHEREAS, application pursuant to section 35 of the General City Law to permit the maintenance of a building in the bed of a mapped street (96th street) affecting premises 95-17 and 95-19 Northern boulevard and 32-50 to 32-60 96th street, northwest corner (Block 1425, Lot 33), Corona, Borough of Queens was granted by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 19, 1949, only so far as it has reference to the last clause thereof, so that as *amended* this portion of the resolution shall read:

“... less amortization at the rate of 5% per annum from the date of this *amended* resolution (Alt. 1183-49).”

402-41-A—Vol. II

APPLICANT—William Farrell, for Retta Pragnell, owner.
SUBJECT—Application for consideration—reopening re new decision and extension of use—re Appeal from a decision of the borough superintendent previously granted on condition).

PREMISES AFFECTED—2886 Valentine avenue, east side, 355 ft., north of East 198th street (Block 3302, Lot 21), Borough of the Bronx.

APPEARANCES—

For Applicant: William Farrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, for amendment relative to extension of use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

191-49-A

APPLICANT—Barnet Dovman, for Arbon Building Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—70 West 38th street, south side 75 ft. east of 6th avenue (3rd floor); (Block 839, Lot 84), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

364-49-A

APPLICANT—Lama, Proskauer and Prober, for Saul Susnow, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1219 Quentin road, north side, 38 ft., 9¾ in. west of East 13th street (Block 6775, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal withdrawn by applicant.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

521-49-A

APPLICANT—Joseph Mathieu and Karl Blomberg, for
Nassau Savings and Loan Association, owner.

SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—2815-2819 Atlantic avenue and
217-223 Hendrix street, northeast corner (Block
3948, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Karl E. Blomberg, John O'Malley
and George J. Dannenfelser.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after argument.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1122-48-A—Vol. II

APPLICANT—Dyna-Graphic Displays, Inc., lessee, for
Raybell Realty Corp., owner.

SUBJECT—Application reopened June 7, 1949—re appeal
from an order of the fire commissioner.

PREMISES AFFECTED—422 Withers street, northwest
corner of Jackson street and southwest corner of
Vandervoort avenue and Jackson street (1st floor);
(Block 2878, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur J. Sessa.

ACTION OF BOARD—Laid over to September 20, 1949,
at 2 p.m. Applicant to be present.

155-49-A

APPLICANT—Abraham Fisher, for William Appleby
and Bertha Appleby, owners.

SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—292-296 Lafayette street and
129-131 Crosby street, northwest corner (Block 510,
Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to September 13, 1949,
at 2 p.m. for decision. Applicant to be present.

194-49-A

APPLICANT—Lama, Proskauer and Prober, for Robert
L. Meruk, owner.

SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—1555-1567 Flatbush avenue and
2153-2155 Nostrand avenue, northeast corner (1st
floor); (Block 7558, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD —

Laid over to September 20, 1949 at 10 A.M. in
connection inter Cal. 193-49-BZ.

483-49-A

APPLICANT—Jacob W. Sherman, for Sandra H. Fox,
owner (Bertha Meislin, lessee).

SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—1488 New York avenue, north-
east corner of Farragut road (Block 4996, Lot 1),
Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—

Laid over to September 27, 1949 at 2 P.M. Appli-
cant to be present.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

690-45-SA

APPLICANT—Bennie L. Galumbeck, for Selectrol En-
gineering Co., owner.

SUBJECT—Application reopened June 28, 1949—re amend-
ment of resolution to market burner, Atomic Oil
Burner, under additional names, i.e., Selectrol,
American Soco, Essex and Apex Oil Burners.

APPEARANCES—

For Applicant: Samuel Baranoff.

ACTION OF BOARD—Resolution amended in accordance
with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (690-45-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 15, 1949

Re: Cal. 690-45-SA

Subject: Amendment of Resolution to Include Additional
Trade Names.

The Selectrol Engineering Company, Brooklyn, New York
requested by letter, dated April 25, 1949, that the Resolu-
tion adopted by the Board January 22, 1946, under Cal.
690-45-SM be reopened so as to permit the approved Atomic
Oil Burner, Models 1G, 2G, 3G, 4G and 5G, to be marketed
under the following trade names: Selectrol, American
Soco, Essex and Apex. The case was reopened by a vote
of the Board June 28, 1949.

Recommendation

The Committee on Test recommends that the resolution
adopted January 22, 1946 under Cal. 690-45-SA be amended
so as to permit the marketing of the approval Atomic Oil
Burner, Models 1G, 2G, 3G, 4G, and 5G under the following
trade names: Selectrol, American Soco, Essex and Apex on
condition that the requirements of the resolution adopted
January 22, 1946 under Cal. 690-45-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution of January 22, 1946, in ac-
cordance with the above report.

MINUTES

620-47-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application reopened July 6, 1949—re Amendment of Resolution, Weldwood Flush Veneered Door (Kaylor Core) formerly approved.

APPEARANCES—

For Applicant: James J. Dunne.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (620-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 18, 1949

Re: Cal. 620-47-SM

Subject: WELDWOOD Flush Veneered Door (KAYLO Core)

Amendment of Resolution

The Board of Standards and Appeals on May 18, 1948 approved the WELDWOOD Flush Veneered Door (KAYLO Core) for use as an opening protective assembly in fireproof partitions required to have a fire resistive rating of $\frac{3}{4}$ hour under Section C26-662-0 Administrative Building Code and as a fireproof door having a fire resistive rating of one hour under the Multiple Dwelling Law when constructed and hung strictly in accordance with the specifications set forth in the resolution. No lock other than that used in the test or a similar type shall be inserted in this door.

Request was made for an amendment of the resolution to permit as alternate construction that the door be strengthened by providing one or two fireproof wood lock inserts, a $4\frac{1}{2}$ " fireproof wood top rail for anchoring a door closer and two $1\frac{1}{2}$ " fireproof wood stiles, and that Bommer Standard Spring Butt Hinges (Single Acting, minimum 5"), Rixson Uni-Check (Single acting), a single point heavy duty mortise lock with $\frac{3}{4}$ " throw bolt and an additional dead bolt when necessary be allowed. These wood inserts, rails and stiles are chemically treated with PROTExOL Class "A" Fireproof agent. The application was reopened by vote of the Board July 6, 1949.

The Committee on Test has investigated the proposed alternates in the door and finds with the addition of a $4\frac{1}{2}$ " fireproof wood top rail and two $1\frac{1}{2}$ " fireproof wood stiles and the 4" fireproof wood lock inserts 21-7/16" by 4" on each edge of door, the remainder of the door is constructed as per original specifications. These wood inserts, rails and stiles are chemically treated with PROTExOL Class "A" Fireproof agent. The wood inserts, stiles and rails are bonded to the KAYLO Core with WELDWOOD UREA 250.2 or equivalent, the same material as originally used for bonding the wood edge banding and 1/16" cross band, veneers and 1/28" face veneers to KAYLO Core. The core and chemically impregnated rails and stiles, inserts are coated with an adhesive, clamped in position, and permitted to set. With the provision of the fireproof stiles and rails and inserts, the committee is of the opinion that the Bommer Standard Spring Butt Hinge (single action) and the Rixson Uni-check (single acting) the single point heavy duty mortise lock with $\frac{3}{4}$ " throw bolt and the additional dead bolt, where required, could be provided.

Present at the investigation were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test, and James A. Fitzpatrick, representing the applicant.

Recommendation

On the basis of this investigation the Committee on Test recommends the amendment of the resolution so that it may read as follows:

"The committee recommends that in addition to the specifications set forth in the resolution of May 18, 1948, the alternate door assembly similarly constructed may have a $4\frac{1}{2}$ " fireproof wood rail at top, treated with PROTExOL Class "A" Fireproof agent, the two $1\frac{1}{2}$ " fireproof wood stiles, treated with PROTExOL Class "A" Fireproof agent, and the fireproof wood lock inserts, treated with PROTExOL Class "A" Fireproof agent, all bonded to the KAYLO Core by WELDWOOD UREA 250-2, or equivalent, the same material as originally used for bonding the wood edge banding and 1/16" cross bands, veneers and 1/28" face veneers to the KAYLO Core. A KAYLO lock insert may also be used. The core and chemically impregnated rails and stiles, inserts are coated with an adhesive, clamped in position and permitted to set. The Committee also recommends that Bommer Standard Spring Butt Hinge (single action, minimum 5") or the equivalent, the Rixson Uni-Check (single acting) or the equivalent, the single point heavy duty mortise lock with $\frac{3}{4}$ " throw bolt and an additional dead bolt, when necessary, may be used."

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 18, 1948, in accordance with the above report.

757-48-SA

APPLICANT—Sid Harvey, Inc., owner.

SUBJECT—Application reopened May 24, 1949—re Harvey Oil Burner, Model SH-3 (previously approved re Models SH-1 and SH-2).

APPEARANCES—

For Applicant: Anthony A. Fazar.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (757-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 5, 1949

Cal: 757-48-SA

Subject: Amendment of Resolution to Include Approval of Model SH-3.

The Board of Standards and Appeals on March 15, 1949 approved the Harvey Oil Burner, Models SH-1 and SH-2 for use in New York City with fuel oil not heavier than #3 on certain conditions. Request was made for an amendment of the resolution to include Model SH-3. The application was reopened by vote of the Board May 24, 1949.

Description

The Model SH-3 is essentially the same as Model SH-1 and SH-2, except that the inside diameter of the blast tube on Model SH-3 is five inches which makes Model SH-3 to burn a maximum of six gallons per hour when installed in a 19 inches wide by 21 inches long and 19 inches high fire-box. The nozzle used was an 80° nozzle; and with a stack temperature of 600° F., the C.O₂ content of the flue gasses was 12½%.

Inspection and Test

The appliance operated without undue carbon deposits and without flare-back. A test of the C.O₂ content of the flue gasses showed 12½% with a stack temperature of 600° F. Present at the test were Commissioner Charles M. Blum of

MINUTES

the Committee on Test and Robert W. Mitchell and George Bernard, representing the applicant. The drawings and data filed were further checked by Chief Engineer L. V. Huber and John A. Darts of the Committee on Test.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends that the resolution of March 15, 1949 be amended to include approval of Harvey Oil Burner Model SH-3 under the conditions set forth in the resolution.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 15, 1949, in accordance with the above report.

1207-40-SM

APPLICANT—Johns-Manville Sales Corporation, owner.
SUBJECT—Johns-Manville Insulating Board, approval of (request to reopen re approval of 1/2" Weathertite Sheathing).

APPEARANCES—

For Applicant: Warren Neale and Leland L. Liggett.

ACTION OF BOARD—Request to reopen withdrawn, at request of applicant.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

367-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro Whitman Co., Inc., owner.

SUBJECT—Chesebro Whitman Co., Inc., "Three Section Sectional Ladders," approval of.

APPEARANCES—

For Applicant: Joseph Huck.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

368-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro Whitman Co., Inc., owner.

SUBJECT—Chesebro Whitman Co., Inc., "Two Section Extension Ladders," approval of.

APPEARANCES—

For Applicant: Joseph Huck.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

377-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro Whitman Co., Inc., owner.

SUBJECT—Chesebro Whitman Co., Inc., "Patent Put Log Scaffold," approval of.

APPEARANCES—

For Applicant: Joseph Huck.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

378-44-SM

APPLICANT—James J. F. Gavigan, for The Patent Scaffolding Co., Inc., owner.

SUBJECT—The Patent Scaffolding Co., Inc., "Extension Trestle (Steel)," approval of.

APPEARANCES—

For Applicant: Joseph Huck.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

450-48-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Permalite Plaster (fireproofing for steel columns), approval of.

APPEARANCES—

For Applicant: W. J. Crawford and T. W. Hayes.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

737-48-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Permalite Plaster (to protect structural I Beam and Steel Floor), approval of.

APPEARANCES—

For Applicant: W. J. Crawford and T. W. Hayes.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

112-49-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Permalite Plaster Aggregate, approval of.

APPEARANCES—

For Applicant: W. J. Crawford and T. W. Hayes.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 2:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Court Decisions.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Correction Affecting Calendar Number 175-49-SM.

Fire Drill Rules.

COURT DECISIONS

Matter of 493 Monroe Street Corp'n. vs. Murdock:—On October 26, 1948, the board denied an application under sections 7a and 7c of the building zone resolution, to permit in a residence use district the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; Cal. No. 263-48-BZ; premises 493-495 Monroe Street, north side, 350 ft. east of Sumner Avenue, Borough of Brooklyn.

Mr. Justice Walsh, at Special Term, Supreme Court, sustained the Board, and his decision reads, in part, as follows:

"... The court does not find that the refusal of the chairman to permit counsel for the petitioners to cross-examine the objecting owners was a substantial error, if it was error at all. Counsel did cross-examine some of the witnesses and he was given the opportunity to ask further questions through the Chairman of the board.

Also, the record does not indicate any direct request by the attorney for the petitioners to cross-examine the objecting witnesses. It should also be noted that, under the circumstances in this proceeding, if all of the testimony of the objecting owners was omitted, the court could not say that the determination of the respondents was arbitrary, capricious or an abuse of discretion. The petitioners changed the premises from a legal non-conforming use to another non-conforming use without authority. They now seek authority for the second non-conforming use. It may be debatable whether occupancy of the premises for manufacturing is more or less obnoxious than the use of the premises as a garage in a block that is zoned for residential purposes. No proof was presented to show that the premises may not be used profitably for garage purposes. The proceeding for a variance is not based on hardship under section 21 of the Zoning Resolution but is brought under sections 7a and 7c. Although the hardship appears to be self-created, the court is not passing on that provision of the law. Further, the court assumes that the petitioners may restore the formal legal non-conforming use. The adjoining owners appear to have no objection. The respondents have broad discretionary powers to review or to grant a variance in the zoning resolution. Their determination cannot be disturbed merely because the facts would justify a variance when they deny it. Before the court may reverse their determination it must find that there has been an abuse of their discretionary powers. The court cannot make such a finding in this case." (New York Law Journal, June 24, 1949, page 2255).

* * * * *

Matter of Mary McDowell, et al vs. Board:—On November 9, 1948, the Board granted, under section 7c of the building zone resolution, for a term of five (5) years, a variance to permit in a residence use district the change in occupancy from two-family dwelling to funeral parlor and one-family dwelling; Cal. No. 847-48-BZ; premises 411 Stuyvesant Avenue and 72-76 Chauncey Street, southeast corner, Borough of Brooklyn.

Order of Certiorari was served by petitioner for a review of the board's determination.

Mr. Justice Fennelly, at Special Term, Supreme Court, sustained the Board (N. Y. Law Journal, June 24, 1949, page 2255).

* * * * *

Matter of Salvatore Ingargiola vs. Murdock, et al:—On February 1, 1949, the board granted, under section 7c of the building zone resolution, a variance to permit extension of use (dry cleaning plant) in a residence use district; Cal. No. 89-48-BZ; premises 3119-3129 Atlantic Avenue, and 220-230 Hale Avenue, Borough of Brooklyn. A writ of certiorari was served on the board by the petitioner, an objector, for a review of the board's decision.

Mr. Justice Fennelly, at Special Term, Supreme Court, sustained the board, and his decision, in part, is as follows:

"... The variance permits the erection and maintenance of an extension to an existing dry cleaning establishment which is to be used in connection with the dry cleaning plant now operating at said premises" ... "The premises were changed in 1941 from an unrestricted to a restricted use district and the existing dry cleaning establishment was then and still is a lawful conforming use. The property is in the midst of manufacturing and other industrial uses and is adjacent to unrestricted manufacturing and business use districts. The board granted the variance upon certain conditions and safeguards which will relieve the dry cleaning establishment of congestion and the adjoining property owners of the existing objectionable feature of such plant. The variation would seem to me to be in harmony and consistent with the general purpose and intent of the Building Zone Resolution. I am of the opinion, therefore, that under all the surrounding facts and circumstances in this case the board exercised its discretion in a fair and reasonable manner. ..."

(New York Law Journal, June 29, 1949, page 2292).

CALENDAR

DOCKET

New Cases Filed up to August 2, 1949

Cal. No. Dept. Premises Affected.

568-49-A—H.B.B.—2845-2885 West 6th street (2863 displayed), northeast corner of Sheepshead Bay road (Block 7271, Lots 11 and 26), Borough of Brooklyn, Alt. 978-47.

569-49-BZ—H.B.Q.—241-15 Merrick boulevard, north side, 158.78 ft. east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens, N.B. 3131-49.

570-49-SM—Piedmont Cotton Velour Flameproofed, types 9(Balboa); 27(Meteor); 6(Saluda); 24(Studio); and 26(Capistran), manufactured by Piedmont Flush Mills, Inc., Material.

571-49-A—H.B.Q.—66-50 Borden avenue, southeast corner of 68th street (Block 2727, Lots 29 and 31), Maspeth, Borough of Queens, N.B. 2713-49.

572-49-A—H.B.M.—165 West 86th street, northeast corner of Amsterdam avenue (1st floor); (Block 1217, Lot 1), Borough of Manhattan, Amendment to B.N. 1654-48.

573-49-SA—Bendix Automatic Washer, Model H-501, Appliance.

574-49-SM—ABK Safety Tile (flooring), manufactured by American Brake Shoe Co., Material.

575-49-SM—F. Schumacher and Co., Nylon Woven and Printed Fabrics (flameproofed) manufactured by F. Schumacher and Co., Material.

576-49-SA—Staley Elevator Co., Inc., Elevator Sliding and Swinging Hoistway Door Interlock, Type RL-5, Appliance.

577-49-SM—Armstrong's Cushiontone with factory application of Armstrong's Fire Resistant Paint, manufactured by Armstrong Cork Co., Material.

578-49-A—F.D.—601 West 26th street, block bounded by 11th and 12th avenues, West 26th and West 27th streets (13th floor), (Block 672, Lot 1); Borough of Manhattan, 73903-LC.

579-49-BZ—H.B.Q.—95-14 129th street, west side, 125.10 ft. south of 95th avenue (Block 9470, Lot 13), Richmond Hill, Borough of Queens, Alt. 1525-49.

580-49-A—H.B.Q.—95-14 129th street, west side, 125.10 ft. south of 95th avenue (1st floor); (Block 9470, Lot 13), Richmond Hill, Borough of Queens, Alt. 1525-49.

581-49-SA—American Super Zoric Dry Cleaning Unit, 32" by 24", Appliance.

582-49-BZ—H.B.Q.—41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 25 and 27), Flushing, Borough of Queens, Alt. 1181-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug.	9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May	3, 1949—Vol. 34, No. 18
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	May	10, 1949—Vol. 34, No. 19
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19...Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following Tuesday morning, September 13, 1949, at 10 o'clock in Room matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

CALENDAR

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, Block 7059, part of Lot 26), Borough of Brooklyn.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence

and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubricatorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubricatorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, Parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicle waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66) Bellerose, Borough of Queens.

136-49-BZ—Application, February 25, 1949, under section 21 of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of The Daniel Houlihan Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 4739-4745 White Plains road, west side 152.59 ft. north of East 241st street (Block 5109, Lot 19), Borough of The Bronx.

394-49-BZ—Application, May 20, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, ap-

CALENDAR

plicant, on behalf of Do Harco Construction Corporation, owner, to permit in a residence use G-I area district, erection of 6 two family dwellings; premises 84-34 to 84-54 257th street, west side, 300, 340, 380, 420, 460 and 500 ft. south of Hillside avenue (Block 8786, Lots 21, 23, 25, 27, 29, 31) Floral Park, Borough of Queens.

1044-48-BZ—Application, November 26, 1948, under section 21 of the zoning resolution, of Adolph Goldberg, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and business use district, the erection and maintenance of more than one building on a lot; premises; blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side, East 56th street, east side and Farragut road, south side, (Building Nos., 5, 6, 9, 10, 13, 14 and 17 Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn.

1045-48-A—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side (Building Numbers 4 to 11 and 13, 14, 16 and 17 Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn (under sections 35 and 36, General City Law re buildings in bed of and not fronting on mapped streets).

419-49-BZ—Application, May 27, 1949, under section 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Milton Loewe, owner, to permit in a retail use district and D area district, the erection of a business building (stores) using more than permitted area; premises 1957-1959 Westchester avenue, north side, 275.08 feet west of Hugh Grant Circle (Block 2930, Lot 68), Borough of The Bronx.

142-44-SA—Hoistway Door Electro-Mechanical Interlocks, Types RO, UB-1A, UB-1-E, and Lock and Contacts UB-2, UB-2E and UM-1.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

155-49-A—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

435-49-A—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street, Block 5083, Lot 61), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc.,

owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. 1—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558, Lot 35) Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laun-

CALENDAR

dry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

154-49-A—10-17 Livingston place, east side, from East 16th street to East 17th street, 323 East 16th street and 330 East 17th street (4th floor); (Block 922, Lot 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

662-48-A—Vol. II—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens. (reopened February 15, 1949)

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

510-49-A—327-335 East 64th street, north side, 200 ft. west of 1st avenue, (Block 1439, Lot 14), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday afternoon, September 27, 1949, at 2 o'clock in Room matters:*

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 28, 1949, as they appeared in Bulletin No. 27, Vol. 34, are hereby corrected to read as follows:

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—USP Partition Panel—1 inch and 1¾ inches thick with Kaylo Core, approval of.

APPEARANCES—

For Applicant: Vernon F. Sears and James A. Fitzpatrick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (175-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 6, 1949

Cal. 175-49-SM

Subject: *USP Partition Panel*—1 inch and 1¾ inches thick with Kaylo Core.

The United States Plywood Corporation filed March 11, 1949, an application with the Board of Standards and Ap-

peals for approval of the USP Partition Panel 1 inch and 1¾ inches thick with Kaylo Core, under the provisions of C26-88.0, C26-667.5, C26-667.7a, C26-667.8 and C26-178.0(b), Administrative Building Code.

Purpose

The purpose of these materials is for use as an incombustible, movable, non-load bearing panel of a sub-dividing partition in Class 1 and 2 structures and for a finish on walls or fireproof partitions.

Description

The 1¾ inch thick panel is constructed of 1/28 inch thick hardwood veneer faces with 1/16 inch thick cross bands on a Kaylo composition core. These panels are installed set in 1¾ inch 18 ga. metal channels fastened securely on floor, ceilings and vertical position ends 16" o.c. and when not of ceiling height are supported on metal or fireproof wood sections with braces to ceiling not more than 12 feet on centers when walls are unsupported of that length.

The 1 inch panel has face veneers 1/28 inch thick and 1/28 inch crossbands on a Kaylo composition core. The Kaylo composition consists of a combination of Hydrous Calcium Silicate with short asbestos fiber reinforcing. The Kaylo has a nominal density of 20 lbs. On an oven dry basis it weighs from 19½ to 22 lbs. per cubic foot. Kaylo has a compression strength of approximately 500 lbs. per sq. in. and a flexural strength of approximately 175 lbs. per sq. inch. The tensile strength is approximately 75 lbs. per sq. inch.

MINUTES

The entire faces of the core are coated with an adhesive before lamination of crossbands and faces. The crossbands and faces are bonded to the core by the hot plate process with waterproof teco sheet resinous phenolic glue. The $1\frac{3}{4}$ inch thick panels are constructed in sizes from 18 inches by 34 inches to 34 inches by 120 inches. The Kaylo core is T & G'd at any section. The 1 inch thick panels are constructed in sizes of 18 inches by 34 inches to 48 inches by 144 inches.

Inspection and Test

A door of similar construction to the $1\frac{3}{4}$ inch thick panels was tested at the Underwriters Laboratories, Inc. at Chicago, Cal. 620-47-SM and was approved as an opening protection assembly in fireproof partitions required to have a fire resistive rating of $\frac{3}{4}$ hour and as a fireproof door having a fire resistive rating of 1 hour in multiple dwellings. Sections of the panel were also tested at the Underwriters Laboratories, Chicago, October 14, 1947, with the following result: Flame spread 0.0. Smoke produced 0.0. Full combustion negligible.

Flame tests were made on panels of this material at the plant of the applicant at Beechwood avenue and Second street, New Rochelle, New York. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, and James Fitzpatrick and Vernon Sears representing the applicant.

The panel was 4 ft. by 5 ft. in a channel iron frame. The temperature of 1200° F was reached in 56 seconds. The flame was maintained against panel for 46 minutes with a spread of approximately 3 inches each side of center. The depth of char was $1/16$ inch.

A second test using a blow torch to obtain a temperature of 2200° F and maintained for 45 minutes gave a depth of char of $3/32$ inch and a spread of char about 8 inches from center. The temperature on unexposed face at 5 minutes was 139° F. Five tests were made in all with practically identical results.

An impact test was made on a 10 ft. by 10 ft. $1\frac{3}{4}$ inch thick partition in a $1\frac{3}{4}$ inch channel iron frame of 18 ga. stock at the plant of the applicant in the presence of the same committee and the same representatives of the appli-

cant on June 3, 1949. The partition was made of 3 panels 34 inches wide and 1 panel 18 inches wide interlocked together by a T & G of the core material. There was no damage to partition and no permanent set, the deflections being $\frac{1}{4}$ inch, $7/16$ inch, $\frac{3}{4}$ inch, $1\frac{1}{8}$ inches and $1\frac{7}{8}$ inches. The load used for the impact was 60 lbs. of sand in a bag suspended from the 10 foot height and hanging down a distance of 5 feet. The load was released at the 6, 7, 8, 9 and 10 foot elevations.

Recommendation

On the basis of these tests and the data filed by the applicant the Committee on Test recommends that the Board approve USP 1 inch and $1\frac{3}{4}$ inch thick partition panels with Kaylo composition core for use in New York City under Sec. C26-88.0 as an incombustible sub-dividing partition in Class 1 & 2 structures pursuant to Sec. C26-667.o(5) of the Administrative Building Code when installed as described in this report and that the Board approve the USP 1 inch thick partition panel for use in New York City as a wall surfacing material under Sec. C26-721.o(b) when pasted or cemented directly to the surface of fireproof partitions or walls; as interior trim under Sec. C26-667.o(3); as free standing veneers under Sec. C26-667.0(7)(a) and for use in Special Spaces under Sec. C26-667.0(8) of the Administrative Building Code.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

*Correction—"10 inches" corrected to read "120 inches", as it appears on line 24, under "Description," in the Report of Committee on Test.

NOTICE

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No.....Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....
".....

SQUAD MONITORS

.....Squad No. 1.....
....." " 2.....
....." " 3.....
....." " 4.....
....." " 5.....
....." " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CONTENTS

This issue of the Bulletin contains in the order given—

Docket.

Rules Directory.

Notice of Hearing Calendar.

Appeals as to Multiple Dwellings.

Opening Protective Assemblies, Rules for Inspection of.

Rules for Tests of Fire-resistive, Flameproof Materials, such as Textiles, Paper, Similar Material and Adhesives used for Decorative Purposes and Treated Acoustical Draperies, Carpets and Similar Materials, for use in places of Public Assembly and Special Occupancy Structures.

CALENDAR

DOCKET

New Cases Filed up to August 30, 1949.

Cal. No. Dept. Premises Affected.

583-49-A—H.B.Q.—398 Beach 25th Street, southeast corner of Deerfield road (Block 269, Lot 7), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road), Alt. 1790-49.

584-49-SM—Blaze-Pruf (flameproofing compound), manufactured by Crossland Manufacturing Co., Inc., Material.

585-49-SM—Metal Building Block (masonry-filled building and partition block—solid, load bearing and non-load bearing), manufactured by Metal Building Block, Inc., Material.

586-49-A—H.B.Bx—Bed of Prentiss avenue (proposed), 271 ft. north of Miles avenue (proposed), Bungalow 7E (Block 5515, part of Lot 1), Edgewater Camp, Borough of The Bronx (under section 35, General City Law re bed of mapped street—proposed Prentiss avenue), N.B. 635-49.

587-49-SM—North American Anti-Bacterial Cement, manufactured by North American Cement Corp., Material.

588-49-SA—G.A.L. Emergency Release Switch, Type H, Appliance.

589-49-BZ—103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens, N.B. 3560-49.

590-49-SA—Minneapolis-Honeywell Regulator Co., Flame Detector Relay, Type R7009A; Minneapolis-Honeywell Regulator Co., Industrial Photocell Mount, Type C7003A and Minneapolis-Honeywell Regulator Co., Flame Rectifier, Type C7004B (pilot or main flame check for oil burners), Appliance.

591-49-SM—General Ceramics Chemical Stoneware Piping (for drainage and fume removal with acids), manufactured by General Ceramics and Statite Corp., Material.

592-49-SM—Quality Concrete Brick, manufactured by Quality Brick and Tile Co., Inc., Material.

593-49-BZ—H.B.Q.—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35 General City Law re bed of mapped street—proposed Midtown Highway), N.B. 1892-49.

594-49-BZ—H.B.Q.—25-46 Bayside lane and 166-04 25th drive, southwest corner (Block 4916, Lot 40), Bayside, Borough of Queens, N.B. 3437-49.

595-49-BZ—H.B.M.—590 Water street, north side, 68 ft. 1 in. west of Montgomery street (Block 245, Lot 44), Borough of Manhattan, Alt. 927-49.

596-49-BZ—H.B.B.—601 Lefferts avenue, north side, 329 ft. 6 in. east of Kingston avenue (2nd floor); (Block 1326, Lot 66), Borough of Brooklyn, Alt. 2492-49.

597-49-BZ—H.B.M.—49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 5 to 20 inclusive), Borough of Manhattan, Amendment to N.B. 90-49.

598-49-BZ—H.B.Q.—125 Beach 128th street and 120 Beach 129th street, North side of Ocean front from Beach 128th street to Beach 129th street (Block 768, Lot 41), Belle Harbor, Borough of Queens, N.B. 3389-49.

599-49-A—H.B.M.—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan, Alt. 123-48.

600-49-BZ—H.B.Q.—94-12 Sutphin boulevard, west side, 81.07 ft. north of 95th avenue (Block 9993, Lot 22), Jamaica, Borough of Queens, Alt. 1855-49.

601-49-BZ—H.B.Q.—147-12 7th Avenue, south side, 100 ft. east of 147th street (Block 4475, Lot 12), Whitestone, Borough of Queens, B.N. 2351-49.

602-49-BZ—H.B.B.—1702-1710 Avenue "U" and 2101-2111 East 17th street, south east corner (Block 7350, Lot 1), Borough of Brooklyn, N.B. 872-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug. 9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb. 11, 1947—Vol. 32, No. 6

CALENDAR

Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept.	6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....	Mar.	22, 1949—Vol. 34, No. 12A
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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 13, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, (Block 7059, part of Lot 26), Borough of Brooklyn.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

350-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubricatorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne, Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit

CALENDAR

business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, parts of Lots 9, 13 and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

136-49-BZ—Application, February 25, 1949, under section 21 of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of The Daniel Houlihan Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 4739-4745 White Plains road, west side 152.59 ft. north of East 241st street (Block 5109, Lot 19), Borough of The Bronx.

394-49-BZ—Application, May 20, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Do Harco Construction Corporation, owner, to permit in a residence use G-I area district, erection of 6 two family dwellings; premises 84-34 to 84-54 257th street, west side, 300, 340, 380, 420, 460 and 500 ft. south of Hillside avenue (Block 8786, Lots 21, 23, 25, 27, 29, 31), Floral Park, Borough of Queens.

1044-48-BZ—Application, November 26, 1948, under section 21 of the zoning resolution, of Adolph Goldberg, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and business use district, the erection and maintenance of more than one building on a lot; premises; blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side, East 56th street, east side and Farragut road, south side, (Building Nos. 5, 6, 9, 10, 13, 14 and 17 Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn.

1045-48-A—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side (Building Numbers 4 to 11 and 13, 14, 16 and 17 Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn (under sections 35 and 36, General City Law re buildings in bed of and not fronting on mapped streets).

419-49-BZ—Application, May 27, 1949, under section 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Milton Loewe, owner, to permit in a retail use district and D area district, the erection of a business building (stores) using more than permitted area; premises 1957-1959 Westchester avenue, north side, 275.08

feet west of Hugh Grant Circle (Block 2930, Lot 68), Borough of The Bronx.

142-44-SA—Hoistway Door Electro-Mechanical Interlocks, Types RO, UB-1A, UB-1-E, and Lock and Contacts UB-2, UB-2E and UM-1.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

155-49-A—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

435-49-A—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street, Block 5083, Lot 61), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. I—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

CALENDAR

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

154-49-A—10-17 Livingston place, east side, from East 16th street to East 17th street, 323 East 16th street and 330 East 17th street (4th floor); (Block 922, Lot 46), Borough of Manhattan.

420-49-BZ—Application, May 31, 1949, under sections 21 and 7d of the zoning resolution, of New York Water Service Corporation, applicant, on behalf of Lucy Soviero, owner, to permit in a residence use district, the construction and maintenance of a well vault and sub-surface electrically operated water pumping station (water works); premises 80-28 Park Lane South, southwest corner of Forest Parkway, (Block 8851, Lot 321), Woodhaven, Borough of Queens.

461-49-BZ—Application, June 13, 1949, under section 21 of the zoning resolution, of Joseph F. J. Jakubowsky, applicant, on behalf of 1680 Coney Island Avenue Realty Corporation, owner, to permit in a business use, C area district, the extension in height of existing commercial structure, by addition of one (1) story, using more than area permitted; premises 1680-1688 Coney Island avenue and 1013-1023 Roder (Ryder) avenue, northwest corner (Block 6575, Lot 25), Borough of Brooklyn.

359-49-BZ—Application, April 26, 1949, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of John Harnett, owner, to permit in a business use district, the reconstruction and extension of existing motor vehicle repair shop and used car sales building, and to permit the parking of more than five (5) motor vehicles waiting to be serviced in open portion of lot in rear; premises 27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens.

410-49-BZ—Application, May 26, 1949, under section 7h of the zoning resolution, of Alfred H. Ryder, applicant, on behalf of John T. & Bertha E. Hiller, owners, to permit in a residence use district, parking and storage of motor vehicles for a term of years; premises 425 Autumn avenue, east side, 205 ft. south of McKinley avenue (Block 4180, part of Lot 18), Borough of Brooklyn.

295-45-BZ, Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Gottfried Real Properties, Inc., owner, reopened May 17, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of existing gasoline service station, motor vehicle repair shop, showroom and garage for five (5) motor vehicles (previously granted by the Board) to be used as gasoline service station, auto showroom for new and used cars, motor vehicle repair shop, brake testing and wheel alignment lubrication, office and sale of auto accessories, parking and storage of more than five (5) motor vehicles, parking of cars waiting to be serviced and garage for five (5) motor vehicles; premises 1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81 and 83), Borough of Brooklyn.

253-23-BZ, Vol. III—Application of Samuel Gardstein, applicant, on behalf of Vernon Terrace, Inc., owner, reopened July 12, 1949, under section 21 of the zoning resolution, to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of building; premises 14-48 East 98th street, west side, 102 ft. 3 $\frac{3}{8}$ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn.

402-49-BZ—Application, May 24, 1949, under sections 7e and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of Queens Avenue Realty Corporation, owner, to permit in a residence and business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles to be operated in conjunction with existing garage (previously granted by Board), using more than permitted area; premises 45-79 163rd street, east side, 93.66 ft. north of 46th avenue (Block 5442, Lot 1), Flushing, Borough of Queens.

475-49-BZ—Application, June 20, 1949, under sections 7A, 7c and 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of William Santini, Patrick Walsh and Mary Walsh, owners, to permit in a business and residence use and "B" area district the erection of a one-story commercial building (U. S. Post Office), covering more than the permitted area in the residence use "B" area district; and with entrances more than permitted distance from the intersection; premises 2-10 East 190th street, south side, 39.30 ft. east of corner of Jerome avenue (Block 3189, Lots 14 and 17), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

662-48-A—Vol. II—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens. (reopened February 15, 1949)

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

510-49-A—327-335 East 64th street, north side, 200 ft. west of 1st avenue, (Block 1439, Lot 14), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

HARRIS H. MURDOCK, *Chairman.*

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an

approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

RULES

RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-161.1 Local Law No. 112, approved July 18, 1939.

1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS—Samples of each variety of material and for every kind of treatment shall be subject to separate tests. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

An August 8, 1949, copy of Certiorari was served on the Board by Samuel Brodsky, attorney for Rose Cefalu and Mary Dolnick, seeking a review of the board's decision on July 12, 1949, granting on certain conditions, under sections 7a and 7i of the building zone resolution, in a business use district, the erection and maintenance of a building to be used for boilerroom, storage and locker room in the cellar, auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on 1st floor, storage of auto parts and office on mezzanine; and in the residence use district to permit under 7e off-street parking of more than five motor vehicles for patrons' automobiles; Cal. No. 992-48-BZ; premises 1154 Clarkson Avenue, 250 Rockaway Parkway, 9601-9627 Kings Highway and 255-279 East 96th St., Borough of Brooklyn

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CONTENTS

This issue of the Bulletin contains in the order given—

Petition for Certiorari Order Served on the Board of Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Correction Affecting Calendar Numbers 1012-48-BZ and 286-49-SA.

CALENDAR

DOCKET

New Cases Filed up to September 6, 1949.

Cal. No. Dept. Premises Affected.

603-49-BZ—H.B.Q—34-14 31st street, west side, 90.11 ft. south of 34th avenue (Block 607, Lots 33 and 34), Long Island City, Borough of Queens, Alt. 1459-49.

604-49-BZ—H.B.Q—34-16 31st street, west side, 104.15 south of 34th avenue (Block 607, Lot 35), Long Island City, Borough of Queens, Alt. 1460-49.

605-49-A.F.D—33-16 79th street (rear), east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens, 25468-LF.

606-49-A—H.B.Q—63-08 39th avenue, south side, 65.33 ft. east of 63rd street (street floor); (Block 1233, Lot 61), Woodside, Borough of Queens, Decisions.

607-49-BZ—H.B.Q—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, N.B. 4528 to N.B. 4564-49, inclusive.

608-49-A—H.B.Q—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, N.B. 4528 to N.B. 4564-49, inclusive (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

609-49-BZ—H.B.Q—72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens, N.B. 3952-49.

610-49-BZ—H.B.Q—197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 10530, Lot 1), Hollis, Borough of Queens, N.B. 4069-49.

611-49-BZ—H.B.M—538-542 East 13th street, south side, 130 ft. west of Avenue B (Block 406, Lots 24 and 25), Borough of Manhattan, Alt. 1410-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug.	9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept.	6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

CALENDAR

SEPTEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 13, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussov and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, (Block 7059, part of Lot 26), Borough of Brooklyn.

56-48-BZ-Vol. II—Application of Joseph J. Furman, applicant, on behalf of Bloom and Krup and Rita Realty Corp., owners, reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted); premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 1st avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

860-48-BZ—Application, September 27, 1948, under sections 7a and 21 of the zoning resolution, of Jacob Rivlin, applicant, on behalf of Sophie Sternberg, owner, to permit in a residence use district, the extension to existing store; premises 702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

32-49-BZ—Application, January 20, 1949, under sections 7c and 21 of the zoning resolution, of Matilda Wilson, applicant and owner (Wilson and Miller, lessees), to permit in a residence use district, the maintenance of a gasoline service station; premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

314-49-BZ—Application, April 22, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henry Newfield, owner, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station; premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street,

northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

338-49-BZ—Application, May 2, 1949, under section 7h of the zoning resolution, of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars); premises 201-209 East 28th street, and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

1202-21-BZ-Vol. II—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubricatorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne, Borough of Queens.

307-49-BZ—Application, April 21, 1949, under section 7c of the zoning resolution, of Charles M. Spindler, applicant on behalf of Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners, (Hermann's Service Station, lessee), to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication; premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

349-49-BZ—Application, May 5, 1949, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Morris Caine, owner, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubricatorium, auto laundry and motor vehicle repair shop for a term of fifteen years; premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, parts of Lots 9, 13 and 27), Woodside, Borough of Queens.

360-49-BZ—Application, May 10, 1949, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of William F. Nawroth, owner, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced; premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area

CALENDAR

permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

136-49-BZ—Application, February 25, 1949, under section 21 of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of The Daniel Houlihan Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 4739-4745 White Plains road, west side 152.59 ft. north of East 241st street (Block 5109, Lot 19), Borough of The Bronx.

394-49-BZ—Application, May 20, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Do Harco Construction Corporation, owner, to permit in a residence use G-I area district, erection of 6 two family dwellings; premises 84-34 to 84-54 257th street, west side, 300, 340, 380, 420, 460 and 500 ft. south of Hillside avenue (Block 8786, Lots 21, 23, 25, 27, 29, 31), Floral Park, Borough of Queens.

1044-48-BZ—Application, November 26, 1948, under section 21 of the zoning resolution, of Adolph Goldberg, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and business use district, the erection and maintenance of more than one building on a lot; premises; blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side, East 56th street, east side and Farragut road, south side, (Building Nos. 5, 6, 9, 10, 13, 14 and 17 Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn.

1045-48-A—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side (Building Numbers 4 to 11 and 13, 14, 16 and 17 Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn (under sections 35 and 36, General City Law re buildings in bed of and not fronting on mapped streets).

419-49-BZ—Application, May 27, 1949, under section 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Milton Loewe, owner, to permit in a retail use district and D area district, the erection of a business building (stores) using more than permitted area; premises 1957-1959 Westchester avenue, north side, 275.08 feet west of Hugh Grant Circle (Block 2930, Lot 68), Borough of The Bronx.

142-44-SA—Hoistway Door Electro-Mechanical Interlocks, Types RO, UB-1A, UB-1-E, and Lock and Contacts UB-2, UB-2E and UM-1.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

155-49-A—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

435-49-A—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street, Block 5083, Lot 61), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. I—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

CALENDAR

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

154-49-A—10-17 Livingston place, east side, from East 16th street to East 17th street, 323 East 16th street and 330 East 17th street (4th floor); (Block 922, Lot 46), Borough of Manhattan.

420-49-BZ—Application, May 31, 1949, under sections 21 and 7d of the zoning resolution, of New York Water Service Corporation, applicant, on behalf of Lucy Soviero, owner, to permit in a residence use district, the construction and maintenance of a well vault and sub-surface electrically operated water pumping station (water works); premises 80-28 Park Lane South, southwest corner of Forest Parkway, (Block 8851, Lot 321), Woodhaven, Borough of Queens.

461-49-BZ—Application, June 13, 1949, under section 21 of the zoning resolution, of Joseph F. J. Jakubowsky, applicant, on behalf of 1680 Coney Island Avenue Realty Corporation, owner, to permit in a business use, C area district, the extension in height of existing commercial structure, by addition of one (1) story, using more than area permitted; premises 1680-1688 Coney Island avenue and 1013-1023 Roder (Ryder) avenue, northwest corner (Block 6575, Lot 25), Borough of Brooklyn.

359-49-BZ—Application, April 26, 1949, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of John Harnett, owner, to permit in a business use district, the reconstruction and extension of existing motor vehicle repair shop and used car sales building, and to permit the parking of more than five (5) motor vehicles waiting to be serviced in open portion of lot in rear; premises 27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens.

410-49-BZ—Application, May 26, 1949, under section 7h of the zoning resolution, of Alfred H. Ryder, applicant, on behalf of John T. & Bertha E. Hiller, owners, to permit in a residence use district, parking and storage of motor vehicles for a term of years; premises 425 Autumn avenue, east side, 205 ft. south of McKinley avenue (Block 4180, part of Lot 18), Borough of Brooklyn.

296-45-BZ, Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Gottfried Real Properties, Inc., owner, reopened May 17, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of existing gasoline service station, motor vehicle repair shop, showroom and garage for five (5) motor vehicles (previously granted by the Board) to be used as gasoline service station, auto showroom for new and used cars, motor vehicle repair shop, brake testing and wheel alignment

lubrication, office and sale of auto accessories, parking and storage of more than five (5) motor vehicles, parking of cars waiting to be serviced and garage for five (5) motor vehicles; premises 1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81 and 83), Borough of Brooklyn.

253-23-BZ, Vol. III—Application of Samuel Gardstein, applicant, on behalf of Vernon Terrace, Inc., owner, reopened July 12, 1949, under section 21 of the zoning resolution, to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of building; premises 14-48 East 98th street, west side, 102 ft. 3 $\frac{3}{8}$ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn.

402-49-BZ—Application, May 24, 1949, under sections 7e and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of Queens Avenue Realty Corporation, owner, to permit in a residence and business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles to be operated in conjunction with existing garage (previously granted by Board), using more than permitted area; premises 45-79 163rd street, east side, 93.66 ft. north of 46th avenue (Block 5442, Lot 1), Flushing, Borough of Queens.

475-49-BZ—Application, June 20, 1949, under sections 7A, 7c and 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of William Santini, Patrick Walsh and Mary Walsh, owners, to permit in a business and residence use and "B" area district the erection of a one-story commercial building (U. S. Post Office), covering more than the permitted area in the residence use "B" area district; and with entrances more than permitted distance from the intersection; premises 2-10 East 190th street, south side, 39.30 ft. east of corner of Jerome avenue (Block 3189, Lots 14 and 17), Borough of The Bronx.

282-49-A—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsch Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

482-46-SA—Bryant Conversion Burner No. 94.

489-46-SA—Bryant Gas Fired Steam or Water Boiler Model 630.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vander voort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

662-48-A—Vol. II—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens. (reopened February 15, 1949)

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

510-49-A—327-335 East 64th street, north side, 200 ft. west of 1st avenue, (Block 1439, Lot 14), Borough of Manhattan.

CALENDAR

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

432-49-A—161 Driggs avenue, southeast corner of Humboldt street (1st floor); (Block 2708, Lot 18), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 27, 1949*, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

421-49-BZ—Appplication, May 31, 1949, under section 7i of the zoning resolution, of Herman E. Horwood, applicant, on behalf of Frank Lauria, owner, to permit in a business use district the addition of a motor vehicle repair shop on existing gasoline service station, car washing and lubrication; premises 48-11 108th street, northeast corner of 47th avenue, (Block 2002, Lot 35), Corona, Borough of Queens.

418-49-BZ—Application, May 27, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of S. K. Lawrence & Ella Waller, owners, (Professional Telephone Service, Inc., lessee), to permit in a residence use district the change in occupancy of one apartment on second floor to private telephone exchange; premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

352-49-BZ—Application, May 6, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of S. Cohen, owner, to permit in a residence use, G area district the maintenance of a dwelling without the required front and side yard; premises 148 Beach 149th street, east side, 486.86 feet south of Rockaway Beach Boulevard (Block 788, Lot 47), Neponsit, Borough of Queens.

535-37-BZ, Vol. II—Application of Kitzler and Nurick, applicant on behalf of Nost-Mont Garage, Inc., owner, reopened April 12, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the extension to existing garage for more than five (5) motor vehicles (previously granted by the Board) using more than the area permitted; premises 956-978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

362-49-BZ—Application, April 26, 1949, under sections 7c and 7a of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

25-34-BZ, Vol. III—Application of Gustave Goldman, applicant on behalf of Howard Birch, owner (Suburban House Inc., lessee), reopened June 7, 1949, under section 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and recreation center to restaurant, bar, grill, and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

602-49-BZ—Application, August 29, 1949, under section 21 of the zoning resolution, of Reuben A. Lazarus, applicant, on behalf of East Brooklyn Savings Bank, owner, to permit in a business use district, D area, the erection of a business building (Bank) covering more than the area permitted; premises 1702-1710 Avenue U and 2101-2111 East 17th street, southeast corner (Block 7350, Lot 1), Borough of Brooklyn.

934-48-BZ—Application, October 18, 1948, under sections 7f and 21 of the zoning resolution, of Morris Bernard Adler, applicant, on behalf of Max Bauer, owner, to permit in a residence and business use district, the erection and maintenance of a public garage for more than five (5) motor vehicles, using more than the permitted area; premises 8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn.

189-44-SM—Republic Fireproofing Co., Wall Slagblock Concrete Units (additional sizes).

378-46-SA—Homease Oil Burner (additional trade name Sunline).

488-46-SA—Bryant Gas Fired Steam or Water Boiler Model 443.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 4, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 4, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matter:

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65,

137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 14, 1949, as they appeared in Bulletin No. 26, Vol. 34, are hereby corrected to read as follows:

1012-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Roy Wallace and Mary Wallace, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district, the enlargement of existing building on gasoline service station and auto laundry, to be used as gasoline service station, lubritorium, motor vehicle repair shop, garage for more than five motor vehicles, auto laundry, office and sales and the parking of more than five motor vehicles.

PREMISES AFFECTED—164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29 and 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1012-48-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, to permit in a retail use district, the enlargement of an existing building on a gasoline service station and auto laundry, to be used as gasoline service station, lubritorium, motor vehicle repair shop, garage for more than five motor vehicles, auto laundry, office and sales, and the parking of more than five motor vehicles, affecting premises 164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29, 31), Flushing, Borough of Queens was granted by the Board April 5, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 5, 1949 so that as *amended* the resolution shall read:

"on condition that all existing buildings and uses not proposed to be continued shall be removed and the building

shall be altered and reconstructed as proposed and as indicated on plans filed with this application marked "Received November 29, 1948," five sheets; that

there shall be erected on the rear and side lot lines, a 12 in. masonry curb not less than 2 ft. in height with a steel picket fence surmounting same to a total height of not less than 5 ft. 6 in.; that the accessory building shall comply in all respects with the requirements of the Building Code; that the boilerroom shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that planting areas shall be maintained as proposed, properly protected with concrete curbing; that pumps shall be erected not nearer than 10 ft. to the street building line; that such pumps shall be of the parkway design; that curb cuts shall be restricted to two to Union turnpike, not over 30 ft. in width each and two to 164th street, of similar width; that no part of any curb cut shall be nearer than 5 ft. to the property or street lines as prolonged; that there shall be constructed a segmental block of concrete not less than 12 in. in height extending for a distance of not less than 5 ft. from the intersection of the street lines; that the number of gasoline tanks shall not exceed six 550 gallon tanks; that the balance of the premises where not occupied by accessory building, pumps and planting shall be paved with concrete, tarvia or other reasonably impervious material; that signs shall be restricted to a permanent sign attached to the facade of the accessory, building and to the illuminated globes of the pumps excluding all roof and temporary signs, but permitting the erection of a post standard to support a sign which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 ft. beyond the building line; that such sign shall be located near the intersection of 164th street and Union turnpike; that any repairing permitted under section 7i shall be of a minor nature with hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution (Alt. 2506-48)."

*Correction—The measurement of "10 ft." changed to "5 ft." in line 36 of the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 12, 1949, as they appeared in Bulletin No. 29, Vol. 34, are hereby corrected to read as follows:

286-49-SA

APPLICANT—The Maytag Comany, owner.

SUBJECT—Maytag Automatic Washer, Model AMP, approval of.

MINUTES

APPEARANCES—

For Applicant: A. W. Wright and F. L. Zeller.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (286-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 286-49-SA.

May 10, 1949

Subject: Maytag Automatic Washer Model AMP, approval of.

The Maytag Company, Newton, Iowa, filed April 11, 1949, an application with the Board of Standards and Appeals for approval of the Maytag Automatic Washer Model AMP under the requirements of C26-178.0.b and C26-1277.0.h, Administrative Building Code and Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) of the Board.

Purpose

The appliance is designed for the automatic washing and damp drying of soiled clothing for domestic use.

Description

The Maytag Automatic Washer, Model AMP is designed for connection to a plumbing system and adjacent to a drain outlet. The Model AMP is equipped with a power driven water discharge pump. The overall dimensions of the white enamel cabinet is 36 inches high by 25½ inches wide by 27¼ inches deep and has a net weight of 275 pounds. The washer is equipped with 6 ft. hose inlet and 8 ft. drain hose and the machine is grounded through the "Cold" inlet hose. The water supply to the unit is introduced through a 1 inch air gap located above the maximum overflow elevation of the unit.

The mechanical operation is by means of horizontal oscillation of an agitator impellor and the spin operation is by the wash drum at the rate of 618 r.p.m.

The lid of the machine is equipped with a Lid Switch Assembly which consists of the Unbalance and Lid Float Switches. The Lid Float Switches act to regulate the flow of water into the tub during the fill portion of the wash and gyrator rinse periods of the cycle. When the lid is closed the switches are closed. Opening the lid reverses the position of the Mercury switches on their pivots. This breaks the circuit and all operations will cease until the lid is closed.

The unbalance switch operates, when, if the clothes are bunched in the tub, they may cause the tub and impellor to tilt. This tilt will cause the top of the impellor post to strike a rubber lever, this rubber lever being attached to the unbalance switch. When this occurs, the switch pivots, breaking the circuit and all operations cease.

The float switch operates during the fill period and controls the flow of water into the tub. A float, inside the impellor, rises with the water level and at the time the water in the tub reaches the water line strikes the switch button. This action reverses the twin float switches. One breaks the circuit to the water valve, thus shutting off the water. The other closes the circuit to the timer and drive motor thereby setting the wash cycle in operation.

Inspection and Test

Tests were performed on a Maytag Automatic Washer, Model AMP at the Laboratory Facilities, Department of Water Supply, Gas and Electricity, 32 Vanderwater street, New York City on April 22, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test. James S. McCormack, Chief Inspector, Bureau of Water Register and Messrs. W. H. Leck, R. W. Sink, J. D. Goodlaxson and A. W. Wright, representing the manufacturer.

The unit was subject to two full washing cycles with a full load of 8 pounds of clothes. Soap powder was introduced at approximately 4 ounces normal dosage and gradually increased through 8 and 12 ounces to 18 ounces dosage to simulate overloading soap condition. At no time during the wash phase did soap suds enter into the duct from the water supply inlet, nor did soap or moisture appear in the water supply 1" air gap.

Recommendation

On the basis of the foregoing test and data filed by the applicant, the Committee on Test recommends the approval of the Maytag Automatic Washer Model AMP under C26-191.0 as meeting the requirements of the submerged inlet rules adopted by the Board on February 3, 1937 and as amended December 28, 1942 and as meeting the requirements of C26-1277.0.h.

Nothing in this recommendation shall be deemed to permit the use of this appliance in battery connection.

It is further recommended that each unit bear a label, permanently affixed, reading as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 286-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance, in accordance with the above report.

*Correction—The state "Ohio" changed to "Iowa" in the first paragraph of the report of Committee on Test.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 38

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 13, 1949, Affecting Calendar Numbers 1002-48-BZ, 1070-48-BZ, 135-49-BZ, 267-49-BZ, 303-49-BZ, 1202-21-BZ—Vol. II, 56-48-BZ—Vol. II, 860-48-BZ, 1044-48-BZ, 32-49-BZ, 136-49-BZ, 307-49-BZ, 314-49-BZ, 338-49-BZ, 349-49-BZ, 360-49-BZ, 394-49-BZ, 419-49-BZ, 1045-48-A and 142-44-SA.

Minutes of Regular Meeting, Tuesday Afternoon, September 13, 1949, Affecting Calendar Numbers 155-49-A, 435-49-A, 216-34-A, 318-45-A, 190-46-A—Vol. II, 218-47-A, 219-47-A, 318-49-A, 1042-48-A—Vol. II, 195-49-A—Vol. II, 414-49-A, 498-49-A, 647-17-BZ—Vol. II, 390-27-BZ—Vol. V, 1063-27-BZ—Vol. III, 624-29-BZ—Vol. II, 244-36-BZ—Vol. II, 489-38-BZ—Vol. II, 582-38-BZ, 1029-41-BZ, 1101-41-BZ, 420-43-BZ, 408-44-BZ, 317-45-BZ, 583-45-BZ—Vol. II, 263-46-BZ, 561-47-BZ, 1055-47-BZ, 1095-47-BZ, 855-48-BZ, 641-19-BZ—Vol. II, 344-33-BZ—Vol. II, 802-40-BZ—Vol. II, 16-48-BZ, 794-48-BZ, 354-43-SM—Vol. I and Vol. II, 465-48-SM, 93-49-SM and 166-33-SA.

(Remaining minutes will be printed in the Bulletin of September 27, 1949).

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to September 13, 1949

Cal. No. Dept. Premises Affected.

612-49-A—F.D.—1105 Metropolitan avenue, north side, 460 ft. east of Vandervoort avenue (Block 2927, Lot 300), Borough of Brooklyn, Decision re 12026-LC.

613-49-SM—Macomber Wide Rib Roof Decking, manufactured by Macomber, Inc., Material.

614-49-A—H.B.M.—43-51 West 4th street and 80 Washington Square West, northeast corner (Block 546, Lot 1), Borough of Manhattan, Amendment to Alt. 1314-47.

615-49-SA—Detrex Drying Tumbler, Model 325, Appliance.

616-49-A—H.B.M.—290-296 Lenox avenue and 78-84 West 125th street, southeast corner (3rd floor); (Block 1722, Lot 69), Borough of Manhattan, Amendment to B.N. 354-49.

617-49-A—F.D.—92 Spencer street, west side, 282 ft. 3 in. south of Park avenue (1st floor); (Block 1734, Lot 19), Borough of Brooklyn, Decision re 17992-LC.

618-49-A—H.B.M.—1780-1782 Broadway, east side, 75 ft. north of West 57th street (Block 1029, Lot 14), Borough of Manhattan, B.N. 1230-49.

619-49-A—H.B.M.—402-408 West 14th street, south side, 50 ft. west of 9th avenue (1st floor); (Block 646, part of Lot 38), Borough of Manhattan, Amendment to Alt. 756-49.

620-49-BZ—H.B.M.—59-63 Allen street, west side, 75 ft. 1 in. south of Grand street and 88 Eldridge street (Block 307, Lot 24), Borough of Manhattan, Alt. 1076-49.

621-49-A—H.B.M.—59-63 Allen street, west side, 75 ft. 1 in. south of Grand street and 88 Eldridge street (Block 307, Lot 24), Borough of Manhattan, Alt. 1076-49.

622-49-SM—Gold Bond 2 inch Solid Partition (using ½ inch floor to ceiling length gypsum lath and plaster), manufactured by National Gypsum Co., Material.

623-49-BZ—Marine and Aviation—Lawrence Point, 350 ft. north of 20th avenue (Block 850, part of Lot 1), East River, Astoria, Borough of Queens, Decision.

624-49-SA—Daybrook Truck Body for Transporting Hi-N-Lo Air-Entrained Concrete, Appliance.

625-49-A—H.B.M.—61-65 Stanton street and 222 Eldridge street, southeast corner (Block 416, Lot 14), Borough of Manhattan, Amendment to Alt. 2453-48.

626-49-BZ—H.B.Q.—212-01 to 212-07 Northern boulevard, northeast corner of 212th street (Block 6286, Lot 39), Bayside, Borough of Queens, N.B. 5933-48.

627-49-BZ—H.B.Bx.—Northeast corner of West 230th

street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx, N.B. 512-49.

Restored to Docket

195-49-A—Vol. II—H.B.B.—54-56 Court street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floor); (Block 265, Lot 50), Borough of Brooklyn, Amendment to Alt. 1210-46.

1042-48-A—Vol. II—H.B.Q.—29-26 Bell boulevard, west side, 236 ft. south of 29th avenue (2nd floor); (Block 6053, Lot 34), Bayside, Borough of Queens, Alt. 1604-49.

16-48-BZ—H.B.Q.—34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens, Alt. 1632-49.

918-22-SA—Vol. II—Williams Oil-O-Matic Oil Burner, Model A, Appliance.

419-39-SM—Vol. II—Macomber V Joist, manufactured by Macomber, Inc. Material.

1023-48-SM—American Steel Door, 1¾ inch Flush and Frame Type, manufactured by American Welding and Manufacturing Co., Building Products Division (new owner), Material.

851-40-SM—Vol. II—Simplex Flush Metal Panel Ceilings, manufactured by Simplex Ceiling Corp., Material.

1429-39-SM—Rockland Concrete Masonry Units (add. sizes), manufactured by Rockland Concrete Sales Co., Inc., Material.

125-38-SM—Truscon Ferrobord Steeldeck, manufactured by Truscon Steel Co., Material.

742-44-SM—Porex Slabs, size 80 by 20 by 1¾ inches, manufactured by Porete Manufacturing Co., Material.

962-39-SM—Gritcrete Long Span Flat Ceiling-Floor Construction, manufactured by Aerocrete Corporation of America, Material.

33-38-SM—Gritcrete Short Span Floor Construction, manufactured by Aerocrete Corporation of America, Material.

641-19-BZ—Vol. II—H.B.Q.—153-12 to 153-18 Hillside avenue, south side, 100 ft. and 175 ft. east of 153rd street (Block 9763, Lots 17 and 21), Jamaica, Borough of Queens.

794-48-BZ—Vol. II—H.B.B.—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn, Alt. 1953-49.

802-40-BZ—Vol. II—H.B.Q.—168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens, N. B. 1479-49.

344-33-BZ—Vol. III—H.B.B.—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J (Block 5495, Lot 870), Borough of Brooklyn, Alt. 1754-49.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug. 9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept. 6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 19, 1949—Vol. 34, No. 16
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	June 7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 20, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

381-27-BZ—Vol. I—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

413-49-BZ—Application, May 20, 1949, under sections 7c and 21 of the zoning resolution, of Schuman and Lichtenstein, applicants, on behalf of 119-20 Corporation, owner, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica Borough of Queens.

436-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service, station; premises 1548 to 1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

CALENDAR

154-49-A—10-17 Livingston place, east side, from East 16th street to East 17th street, 323 East 16th street and 330 East 17th street (4th floor); (Block 922, Lot 46), Borough of Manhattan.

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

303-49-BZ—Application, April 14, 1949, under sections 7f and 7h of the zoning resolution, of Charles J. Malloy, applicant, on behalf of M. F. and S. Plumbing Supply Company, owner (Shell Oil Co., Inc., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubricatorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot; premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner, (Block 542, Lots 5 and 11), Arverne, Borough of Queens.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

420-49-BZ—Application, May 31, 1949, under sections 21 and 7d of the zoning resolution, of New York Water Service Corporation, applicant, on behalf of Lucy Soviero, owner, to permit in a residence use district, the construction and maintenance of a well vault and sub-surface electrically operated water pumping station (water works); premises 80-28 Park Lane South, southwest corner of Forest Parkway, (Block 8851, Lot 321), Woodhaven, Borough of Queens.

461-49-BZ—Application, June 13, 1949, under section 21 of the zoning resolution, of Joseph F. J. Jakubowsky, applicant, on behalf of 1680 Coney Island Avenue Realty Corporation, owner, to permit in a business use, C area district, the extension in height of existing commercial structure, by addition of one (1) story, using more than area permitted; premises 1680-1688 Coney Island avenue and 1013-1023 Roder (Ryder) avenue, northwest corner (Block 6575, Lot 25), Borough of Brooklyn.

359-49-BZ—Application, April 26, 1949, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of John Harnett, owner, to permit in a business use district, the reconstruction and extension of existing motor vehicle repair shop and used car sales building, and to permit the parking of more than five (5) motor vehicles waiting to be serviced in open portion of lot in rear; premises 27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens.

410-49-BZ—Application, May 26, 1949, under section 7h of the zoning resolution, of Alfred H. Ryder, applicant, on behalf of John T. & Bertha E. Hiller, owners, to permit in a residence use district, parking and storage of motor vehicles for a term of years; premises 425 Autumn avenue, east side, 205 ft. south of McKinley avenue (Block 4180, part of Lot 18), Borough of Brooklyn.

296-45-BZ, Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Gottfried Real Properties, Inc., owner, reopened May 17, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of existing gasoline service station, motor vehicle repair shop, showroom and garage for five (5) motor vehicles (previously granted by the Board) to be used as gasoline service station, auto showroom for new and used cars, motor vehicle repair shop, brake testing and wheel alignment lubrication, office and sale of auto accessories, parking and storage of more than five (5) motor vehicles, parking of cars waiting to be serviced and garage for five (5) motor vehicles; premises 1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81 and 83), Borough of Brooklyn.

253-23-BZ, Vol. III—Application of Samuel Gardstein, applicant, on behalf of Vernon Terrace, Inc., owner, reopened July 12, 1949, under section 21 of the zoning resolution, to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of building; premises 14-48 East 98th street, west side, 102 ft. 3¾ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn.

402-49-BZ—Application, May 24, 1949, under sections 7e and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of Queens Avenue Realty Corporation, owner, to permit in a residence and business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles to be operated in conjunction with existing garage (previously granted by Board), using more than permitted area; premises 45-79 163rd street, east side, 93.66 ft. north of 46th avenue (Block 5442, Lot 1), Flushing, Borough of Queens.

475-49-BZ—Application, June 20, 1949, under sections 7A, 7c and 21 of the zoning resolution, of Charles E. Greenberg, applicant, on behalf of William Santini, Patrick Walsh and Mary Walsh, owners, to permit in a business and residence use and "B" area district the erection of a one-story commercial building (U. S. Post Office), covering more than the permitted area in the residence use "B" area district; and with entrances more than permitted distance from the intersection; premises 2-10 East 190th street, south side, 39.30 ft. east of corner of Jerome avenue (Block 3189, Lots 14 and 17), Borough of The Bronx.

282-49-A—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsch Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

482-46-SA—Bryant Conversion Burner No. 94.

489-46-SA—Bryant Gas Fired Steam or Water Boiler Model 630.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 20, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

37-49-A—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; reopened June 7, 1949.

662-48-A—Vol. II—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7).

CALENDAR

Far Rockaway, Borough of Queens. (reopened February 15, 1949)

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

510-49-A—327-335 East 64th street, north side, 200 ft. west of 1st avenue, (Block 1439, Lot 14), Borough of Manhattan.

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

432-49-A—161 Driggs avenue, southeast corner of Humboldt street (1st floor); (Block 2708, Lot 18), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 27, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussov and Gershon Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, (Block 7059, part of Lot 26), Borough of Brooklyn.

16-48-BZ—Application of Kitzler and Nurick, applicant, on behalf of Z. M. Operating Corp., owner, reopened September 13, 1949 to consider additional use of motor vehicle repair shop — re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

421-49-BZ—Application, May 31, 1949, under section 7i of the zoning resolution, of Herman E. Horwood, applicant, on behalf of Frank Lauria, owner, to permit in a business use district the additional use of a motor vehicle repair shop on existing gasoline service station, car washing and lubrication; premises 46-11 108th street, northeast corner of 47th avenue, (Block 2002, Lot 35), Corona, Borough of Queens.

418-49-BZ—Application, May 27, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of S. K. Lawrence & Ella Waller, owners, (Professional Telephone Service, Inc., lessee), to permit in a residence use district the change in occupancy of one apartment on second floor to private telephone exchange; premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and

Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

352-49-BZ—Application, May 6, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of S. Cohen, owner, to permit in a residence use, G area district the maintenance of a dwelling without the required front and side yard; premises 148 Beach 149th street, east side, 486.86 feet south of Rockaway Beach Boulevard (Block 788, Lot 47), Neponsit, Borough of Queens.

535-37-BZ, Vol. II—Application of Kitzler and Nurick, applicant on behalf of Nost-Mont Garage, Inc., owner, reopened April 12, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the extension to existing garage for more than five (5) motor vehicles (previously granted by the Board) using more than the area permitted; premises 956-978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

362-49-BZ—Application, April 26, 1949, under sections 7c and 7a of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

25-34-BZ, Vol. III—Application of Gustave Goldman, applicant on behalf of Howard Birch, owner (Suburban House Inc., lessee), reopened June 7, 1949, under section 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and recreation center to restaurant, bar, grill, and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

602-49-BZ—Application, August 29, 1949, under section 21 of the zoning resolution, of Reuben A. Lazarus, applicant, on behalf of East Brooklyn Savings Bank, owner, to permit in a business use district, D area, the erection of a business building (Bank) covering more than the area permitted; premises 1702-1710 Avenue U and 2101-2111 East 17th street, southeast corner (Block 7350, Lot 1), Borough of Brooklyn.

CALENDAR

934-48-BZ—Application, October 18, 1948, under sections 7f and 21 of the zoning resolution, of Morris Bernard Adler, applicant, on behalf of Max Bauer, owner, to permit in a residence and business use district, the erection and maintenance of a public garage for more than five (5) motor vehicles, using more than the permitted area; premises 8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn.

189-44-SM—Republic Fireproofing Co., Wall Slagblock Concrete Units (additional sizes).

378-46-SA—Homease Oil Burner (additional trade name Sunline).

488-46-SA—Bryant Gas Fired Steam or Water Boiler Model 443.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

893-46-A—Vol. II—50 Church Street, west side blocks bounded by Church, Fulton, Dey and Greenwich Streets (Building B, 13th floor); (Block 81, Lot 1), Borough of Manhattan (reopened February 15, 1949).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 4, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

363-49-BZ—Application, April 26, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henruth Realty Corporation, owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 4414-4424 13th avenue and 1273-1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

46-49-BZ—Application, January 27, 1949, under section 7e of the zoning resolution, of Anita D. Littell, applicant, on behalf of Anita D. Littell and Polly D. Howard, owners, to permit in a residence use district, the change

in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office); premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

446-49-BZ—Application, May 26, 1949, under section 7a of the zoning resolution, of Frank S. Parker Associates, applicants on behalf of Norbert Natanson, Michael Schimmel and Nathan Schulman, owners, (Coty, Inc. lessee), to permit in a residence use district, the extension of an existing business use (proposed curb cut for loading platform); premises, 423-439 West 55th street, north side, 300 ft. west of 9th avenue (Block 1065, Lots 12 and 13), Borough of Manhattan.

463-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution, of George J. Sole, applicant, on behalf of Henry Phipps Estates, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 41-55 Sutton Place, South, east side of Sutton Place South, block front between 54th and 55th streets (Block 1371, Lot 14), Borough of Manhattan.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5, 6), Borough of Manhattan.

336-49-BZ—Application, April 29, 1949, under section 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Ernest Fichtl, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lot 421 and part of Lot 399), Little Neck, Borough of Queens.

607-49-BZ—Application, September 6, 1949, under sections 21 and 7h of the zoning resolution, of William M. Dowling, applicant, on behalf of Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee), to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards and the parking and storage of motor vehicles on unbuilt upon portion of the plot; premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

CALENDAR

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

277-49-SM—U.S. Brass Turning Company Ballcock and Vacuum Breaker—Model 711.

65-31-SA—Auto Patch Machine (reopened July 12, 1949 re amendment of resolution as to change of ownership).

281-49-SM—Swales Best Block.

573-49-SA—Automatic Washer—Model H-501.

341-33-SA—Volcano Automatic Oil Burner, Models E, EW-1, EW-1-S and EW-2 (reopened December 17, 1946 re amendment of resolution as to change of Models No. X, X-1, X-2 and X-3 and also approval under the trade name of Fiske Oil Burner).

234-37-SA—Volcano Automatic Oil Burner, Models D, H and K (reopened December 17, 1946 re amendment of resolution to include approval of additional Model "J").

OCTOBER 4, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 4, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 11, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 11, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 12, 1949 and July 19, 1949, were approved, as printed in the Bulletins of July 19 and 26, 1949, Vol. 34, Nos. 29 and 30 and the minutes of the special meeting of the Board held on Friday morning, July 22, 1949 were approved, as printed in the Bulletin of August 2, 1949, Vol. 34, No. 31.

ZONING APPLICATIONS

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Philip E. Gussow.

For Opposition: S. H. Nason.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 27, 1949 at 10 a.m. at request of applicant to consider further revision of plan and to obtain estimates of cost of proposed building.

1070-48-BZ

APPLICANT—Fulton, Walter and Halley, for Sophie Ratschky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and set-backs.

PREMISES AFFECTED—253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Joseph W. Burns, Arthur B. Ratschky and Albert Taufman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. for inspection and decision without further argument.

135-49-BZ

APPLICANT—Anthony F. Inserro, for Frank Marinaccio, owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from welding and ignition, to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m., at request of the Board, for inspection.

267-49-BZ

APPLICANT—Sidney Ritterman, for Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner (Block 7059, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 27, 1949 at 10 a.m. for report from applicant as to removal of or repair and legalization of existing building by contractor.

303-49-BZ

APPLICANT—Charles J. Malloy, for M. F. and S. Plumbing Supply Co., owner (Shell Oil Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium and the parking and storage of more than five motor vehicles on unbuilt open portion of plot.

PREMISES AFFECTED—73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner (Block 542, Lots 5 and 11), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1949 at 10 a.m. at request of the Board, for inspection.

1202-21-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application reopened April 20, 1948—re Application (decision of borough superintendent) under sections 7c, 7e and 7i of the zoning resolution to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one-car garages to a motor vehicle repair shop and spraying room and closet.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, parts of Lots 5 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1202-21-BZ—Vol. II)

WHEREAS, Ludwig P. Bono for Automotive Craftsmen, Inc., owner, filed March 23, 1948 an application under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of an existing garage for more than five motor vehicles (previously granted by the Board) and individual one-car garages to a storage garage for more than five motor vehicles, motor vehicle repair shop and spraying room and closet, affecting premises 2714-2724 Beverly road, and 200 to 212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. 2, on April 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on July 7, 1948, after due notice by publication in the Bulletin; and laid over from time to time and last laid over to September 13, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 28th street is in a residence use C area class 1¼ height district; Beverly road and the site are in a residence and business use C area class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated March 10, 1948 as to Alt. Applic. 1587-47 reads:

"1. The proposed change in occupancy of existing one story garage for more than 5 cars (previously granted by the Board of Standards and Appeals, Cal. 1202-21-BZ) together with existing 5 one car garages to a storage garage for more than 5 motor vehicles, motor repair shop, spraying room and closet is contrary to the Zoning Resolution, Art. II, sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot 109 ft. 11½ in. frontage by 179 ft. 9½ in. in depth, irregular, on which is located an existing one-story garage, 94 ft. 3½ in. front by 100 ft. in depth, used as a garage for more than five motor vehicles; that adjoining is a building 15 ft. 8½ in. by 100 ft. in area, one story in height used as ten one-car garages; that on the rear of lot 5 are two frame 2 story dwellings and on lot 10, ten one car garages; that it is proposed to convert the existing garage for more than five vehicles and the ten one-car garages into one structure to be used as a storage garage for more than five motor vehicles, motor vehicle repair shop, spraying room and closet and storage of motor parts; and

WHEREAS, the applicant contends that the building in question is equipped with an approved standpipe system; that when the present owner bought this property in October 1946 from the Beverly Annex Garage he found, besides the legal parking of cars, two 550 gallon gasoline tanks buried under the floor connected to two gas pumps, an auto repair shop and compressed air lift; that all of these had been continuously used under annual permits from the Fire Department without a zoning variance properly obtained from the Board as provided by law; that this structure is now used as a subsidiary for the Ford Motor Agency, situated on Empire boulevard near Ebbets Field which is under the same ownership; that public storage of cars has been discontinued except for the storage of new and used cars in connection with the car dealer operations, thereby resulting in negligible traffic to and from the street; that

MINUTES

the garage is now open from 9 A.M. to 5:30 P.M., five days a week in summer plus Saturday mornings in winter; that the owner is seeking official sanction from the Board for a condition he inexcusably inherited through ignorance and which has been previously sanctioned by the Fire Department, Bureau of Combustibles, through the issuance of yearly permits; that in order to remain in business it is essential that the owner be permitted to conduct minor repairs by hand tools and adjustments, servicing to new and used cars traded in as part payment on new cars prior to delivery to individual purchasers; that the resale of used cars is so closely connected with their reconditioning it would be impossible to conduct the intended operation without a small spray room with closet, washing and lubricating facilities, compressed air lifts (2) and the use of two existing gas pumps within the building as an accessory use and not for public sale of gas; that it is proposed to remove the existing unsightly outswinging garage wood doors on East 28th street and brick up openings to transom bar height thus leaving a flush, clean cut wall with high openings; that the exposed ceiling joists would be covered throughout with fire-retarded material and existing narrow and damaged sidewalk repaved the full width from curb to building line; that Beverly road, although residential in character, has become a short cut thoroughfare for Long Island bound heavy trucks coming from the Bay Ridge Dock section and Bush Terminal area farther north; that it has been the general trend among truck drivers to use Beverly road which is fairly wide and with less interference instead of the corresponding section of Linden boulevard which although wider absorbs the downtown and all the high pleasure car traffic and where speed is affected by too many traffic lights.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 13, 1922, to permit the change of use and extension of building and under section 7i to permit motor vehicle repairing, including spraying and welding, as proposed in connection with the proposed use as a service station for Ford cars, *on condition* that the building shall not be further increased in height or area and shall be altered and rearranged substantially as proposed and as indicated on plans filed with this application, marked "Received March 23, 1948" (4 sheets); that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied as proposed; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

56-48-BZ—Vol. II

APPLICANT—Joseph J. Furman, for Bloom and Krup and Rita Realty Corp., owners.

SUBJECT—Application reopened May 10, 1949—re Application (decision of borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of existing business use (previously granted by the Board using more than area permitted).

PREMISES AFFECTED—407-411 East 12th street, north side, 100 ft. east of 1st avenue (rear building of 411) and 206 First avenue (Block 440, Lots 5, 55, 56 and part of Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (56-48-BZ—Vol. II)

WHEREAS, Joseph J. Furman for Bloom and Krup, and Rita Realty Corp., owners, filed April 8, 1949 an application under sections 7c and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in a residence, local retail and retail use district, the further extension of business use (previously granted by the Board using more than the area permitted), affecting premises 407-411 East 12th street, north side, 100 ft. east of 1st avenue (Block 440, Lots 55, 56 and part of lot 54), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. 2, on May 10, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on July 12, 1949 after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 12th street is in residence and local retail use, B area, class 1½ height districts; 1st avenue is in local retail and retail use, B area, class 1½ height districts; the site is in residence, local retail and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated June 22, 1949 acting on amendment to Alt. Applic. 224-49 reads:

"3. Proposed extension of business use in a residence district is contrary to Art. II, Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 48 ft. 8 in. frontage by 132 ft. 7 in. in depth, irregular, on which are located four buildings presently used as a multiple dwelling and stores; that the structure in the rear of 411 East 12th is presently vacant; that it is proposed to alter the existing four-story vacant building located at the rear of lot 54 (411 East 12th street) to two stories and to add same to present two-story and showroom building on 407-409 East 12th street; and

WHEREAS, the new extension will be made part of the present building 407-409 and egress will be entirely through these premises and not through the front building at 411; that the additional area of approximately 1100 sq. ft. per floor will be a great help in alleviating the cramped conditions in the store and showrooms and yet will enhance the external appearance of the extension as it will emerge a clean looking two story building instead of an unsightly boarded up dilapidated four story building; that the present four-story rear building is no longer suited for apartment purposes and has been vacant for many years; that there is a legal yard for the multiple dwelling on the front portion of the lot, and no exit will be required from the rear building through the front multiple dwelling; that the rear building, altered as proposed and added to 407-409 becomes good, usable and taxable property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof to permit the extension of use into the residence use district substantially as proposed and as indicated on plans filed with this application, marked "Received June 23, 1949" (8 sheets), *on condition* that the existing building shall be altered and reconstructed substantially as proposed and in compliance with all laws, rules and regulations applicable to the building and uses; that there shall be no windows

MINUTES

in the walls of the building on the north, east or south sides, except as indicated on such plans and such windows shall be fireproof, self-closing; that any connection between this building and the existing building shall be protected with fire doors, in accordance with the Code requirements; that this variance shall continue only so long as the building is used as proposed in conjunction with the adjoining store use; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

860-48-BZ

APPLICANT—Jacob Rivlin, for Sophie Sternberg, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the extension to existing store.

PREMISES AFFECTED—702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Rivlin and Charles T. Sternberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (860-48-BZ)

WHEREAS, Jacob Rivlin, for Sophie Sternberg, owner, filed September 27, 1948, an application under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the extension to existing store, affecting premises 702-708 Ocean Parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 12, 1949, after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision, without further argument; applicant to file additional plans showing the existing and proposed arrangement; and

WHEREAS, the district maps accompanying the zoning resolution show that Lawrence avenue is in residence and unrestricted use, C area and Class 1 height districts; Ocean Parkway and the site are in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1948, acting on Alt. Applic. 2066/48, reads:

"1. Proposed extension to a store located within a residential district is contrary to Art. 2, Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 64 feet, 9½ in. front by 87 ft. 11¾ in. in depth (irregular), on which is located a building 37 feet, 7 in. front by 42 feet, 9 in. in depth (irregular), 3 stories, 36 ft. 3 in. in height, of Class 1 and 4 construction, presently used as a store and for two dwellings, adjoining which is a 3-car garage 24 ft. 5 in. by 20 ft. 2 in. in depth (irregular); that it is proposed to remove the existing 3-car garage and erect an extension to the existing store, to be of fireproof construction; that when completed the store will be 60 ft. front by 49 ft. 2 in. in depth (irregular); that the new addition will be 12 ft. in height of Class 1 construction; that Certificate of Occupancy No. 79903/36 was issued November 2, 1936, for the existing building for use as

follows: Cellar—ordinary; 1st floor, store; 2nd floor—1 family; 3rd floor—1 family; and

WHEREAS, the applicant contends that the exterior of the new extension will have no show windows or signs of any kind; that the appearance of this new portion of the building will have a residential character in keeping with the surrounding architecture; that the new extension will be set back one foot from the face of the present store front; that the appearance of the new portion of the building will be a great improvement over the present unsightly garages and superstructure; and

WHEREAS, the store in the present building is now a drug store and lunch counter and the proposed extension is to provide more commodious accommodation for the supplementary restaurant use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision a of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7a thereof to permit the extension of building and use within the more restricted district, substantially as proposed and as indicated on plans filed with this application, marked "Received September 27, 1948" (4 sheets) and revised plans showing the proposed interior arrangements, marked "Received September 7, 1949" (2 sheets), *on condition* that the extension shall be constructed of Class 1 construction as proposed and for the use as proposed and substantially of the design indicated; that there shall be no windows constructed in the walls on the south and west as shown on the plan; that no use shall be made of the front portion of the lot for a depth of 30 feet from Ocean Parkway required to be left vacant under State Law; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

1044-48-BZ

APPLICANT—Adolph Goldberg, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of more than one building on a lot.

PREMISES AFFECTED—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side, East 56th street, east side and Farragut road, south side (Building Nos. 5, 6, 9, 10, 13, 14 and 17 Glenwood Houses)—(Block 7740, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael S. Mongiello and Vincenza Scotto.

For Opposition: T. De Mario, Ralph Albano, D. Caliguiri and Vincent Zuccola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and L. S. Joseph, New York City Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1044-48-BZ)

WHEREAS, Adolph Goldberg, for New York City Housing Authority, owner, filed November 26, 1948, an application under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of more

MINUTES

than one building on a lot, affecting premises Blocks bounded by Ralph avenue, west side; Glenwood road, north side; Avenue H, north side, East 56th street, east side, and Farragut road, south side (Block 7740, Lot 1)—(Bldg. Nos. 5, 6, 9, 10, 13, 14 and 17, Glenwood Houses), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals on September 13, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Farragut road is in a residence use, D area and Class 1½ height district; Ralph avenue, Glenwood road and Avenue H are in residence and restricted retail use, D area and Class 1½ height districts; East 56th street and the site are in a residence use, D area and Class 1½ height district, as amended as to zoning, effective March 7, 1949; and

WHEREAS, the decision of the borough superintendent, dated November 8, 1948, re NB Applic. 1506 to 1513, inc., and 1515, 1516, 1518 and 1519, reads:

"1. The erection of more than one building on a lot is contrary to Article 1, Section 1, subsection (v) and Section 36, General City Law. (Applies to buildings #5, 6, 9, 10, 13, 14 & 17)."

and

WHEREAS, the applicant states that the premises consist of a plot 1005.92 ft. front by 1123.78 ft. in depth (irregular), presently vacant; that it is proposed to erect twenty six-story buildings, of Class 1 construction, to be occupied as Class A multiple dwellings, of which only seven buildings are specifically involved; and

WHEREAS, the applicant contends that the area of the plot involved is 975,095 square feet; that the area of the buildings to cover same will be 183,856 square feet or 18.8% of the total area; that a study of the plot plan filed herewith will show the disposition of buildings on the property, also the amount of paved and landscaped area; that the boiler room for the entire project is located in building No. 16 and contemplates the use of coal as fuel; that ashes will be brought to grade at roof over coal bunker room and kept there for pick-up by the Department of Sanitation; that garbage disposal will be taken care of by incinerators placed under such building; that the entire project will be under the control and supervision of the New York City Housing Authority, who will see that the property is maintained in an orderly and sanitary condition; and

WHEREAS, the streets across the premises have been removed from the City Map under date of January 13, 1949; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the buildings to be constructed without complying with the requirements of Section 1-v of the zoning resolution, as to more than one building on a lot, on condition that the buildings shall be located substantially as indicated on revised plans filed with this application marked January 24, 1949," 6 sheets; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

32-49-BZ

APPLICANT—Matilda Wilson, owner (Wilson and Miller, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue, (Block 8942, Lot 66), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: John Pasta.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (32-49-BZ)

WHEREAS, Matilda Wilson, owner, for Wilson and Miller, lessees, filed January 20, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of a gasoline service station, affecting premises 91-01 Elderts lane, southeast corner of Fulton street and 74-02 to 74-08 91st avenue (Block 1314, Lot 15, Block 8942, Lot 66), Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on July 12, 1949 after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Elderts lane is in residence and business use, C area and Class 1 height districts; Fulton street is in a business use, C area and Class 1 height district; 91st avenue is in residence and business use, C and D area and Class 1 height districts; and the site is in a residence use, C and D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 11, 1949, acting on Alt. Applic. 752-48, reads:

"1. The construction of a gasoline station in a business district is contrary to Art. 2, Sec. 4 of the zone resolution."

and

WHEREAS, the Board finds that the premises are actually located in a residence use district; and

WHEREAS, the applicant states that the premises consist of a plot, 35 ft. front by 160 ft. in depth, on which is located a gasoline service station and 22 individual garages, greasing pit and office; that it is proposed to continue the use of a gasoline service station and 22 individual garages; and

WHEREAS, the applicant contends that on November 23, 1916 permission to erect a community garage was granted (File N.D. 3278-1916); that the garages were rented and are still existing on the property; that in 1923 a gas station was opened on the same property; that there were erected two gasoline pumps and two tanks, each 550 gallons, buried under the pumps; that no certificate of occupancy was applied for, as no certificate was required at that time; that the tanks were installed under alteration application 1000-1923, and were approved by the Fire Department; that it was the understanding of the applicant that in 1923 the erection and maintenance of a gasoline service station was a permissible use in a business district, under the zone resolution, the prohibition not taking effect until 1925; that there was no attempt at evasion in 1923 because of the application to the Fire Department and because the use was then permissible; that the applicant, present owner of both garage and the gas station, was not the owner in 1923 when the alteration was made; that the person who was the owner at that time has since died; that the sole interest of the applicant came into existence a number of years after the gas station was installed, which was in 1923, and thus prior to 1925; that since 1923 and up to and through the year 1947, the Fire Department has issued, each year, a permit authorizing the two buried tanks as well as the 100-gallon lubricating oil tank, and each year the appropriate fee was paid; and

MINUTES

WHEREAS, the plot was changed from business use to residence use for a depth of 100 ft. from Elderts lane on February 16, 1923, and the remainder of the plot remained in a business use district until May 18, 1941, at which time the balance of the plot was changed to residence use; and

WHEREAS, the Board finds that contrary to the statement of the applicant, Certificate of Occupancy 1604 was issued on the 24th day of January, 1921, to permit the erection of buildings to store in separate stalls 15 automobiles on the front half of the lot having a frontage of 35 ft. on Elderts lane according to resolution of the Board under Cal. No. 239-16-BZ; that no conditions of the resolution permitted the construction of additional garage buildings nor the installation of motor vehicle servicing, nor the installation of the gasoline selling station but that the sale of gasoline was permitted without the approval of the Department of Housing and Buildings by the Fire Department under Fire Department Alt. Applic. 1000-1923, under which one 550 gallon gasoline tank, and one pump was permitted under plans filed showing such installation within one of the garage buildings on Elderts lane; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof to permit the continuance of the existing garage buildings as proposed and rearrangement as proposed and as indicated on plan filed, marked "Received January 20, 1949," *on condition* that the premises as now arranged and as proposed to be arranged shall be maintained and that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that gasoline pumps shall be erected not nearer than 10 feet to the street building line; that curb cuts shall be restricted to those now existing on Elderts lane and Fulton street (91st avenue); that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

136-49-BZ

APPLICANT—Charles J. Stidolph, for The Daniel Houlihan Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—4739-4745 White Plains road, west side 152.59 ft. north of East 241st street (Block 5109, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles J. Stidolph.

For Opposition: Gerard Lachman, John R. Rooney and A. W. Richardson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (136-49-BZ)

WHEREAS, Charles J. Stidolph for the Daniel Houlihan Corporation, owner filed February 25, 1949, an application

under Section 21 of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a business building (stores) using more than the area permitted, affecting premises 4739 to 4745 White Plains road, west side, 152.59 ft. north of East 241st street (Block 5107, Lot 19), Borough of The Bronx; and

WHEREAS, a public hearing was held on September 13, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that White Plains road and East 241st street are in a business use, C area and Class 1 height district; the site is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 21, 1949, acting on amendment to N.B. Applic. 15-49, reads:

"1. Proposed commercial structure will occupy more than 60% of area of lot permitted in a C area district. No portion of residential area may be included in the allowable coverage. Art. IV, Sec. 13(b) of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 79.99 ft. front by 109.63 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 79 ft. 11 in. front by 94 ft. 9 in. deep, irregular, one story, 15 ft. in height, of Class 3 construction, to be used as stores (five); and

WHEREAS, the applicant contends that the site has a total business area of 7,168 sq. ft.; that the proposed building area is 6,067 sq. ft. and it is proposed to maintain a rear yard of 1101 sq. ft.; that the building will therefore be only 1770 sq. ft. in excess allowable for a C area; that Lot 24 immediately adjoining the site is completely developed, as is Lot 8 in the same block which is improved with a five-story warehouse; that leaving of a greater open area than proposed would not benefit this block; that the improvement of the site in question as proposed will, however, meet a required need of the community; that modern construction and present day merchandising make it imperative to improve the site with a store building of an area as proposed and outlined above; that the erection of this one-story taxpayer as proposed will in no way adversely affect the community; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship and as to inclusion of the small portion of the plot in the residence use district.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit additional area coverage as proposed and as indicated on plans filed with this application, marked "Received February 25, 1949" (4 sheets), *on condition* that the building shall not be increased in height or area other than as proposed and that the parapet on the side lot lines to the north and south and rear lot lines shall be reduced to a height permitted by the Building Code but not to exceed 3 feet; that the partitions separating the stores within the building shall be carried up to the underneath side of the roof boarding, as required by the Code; that the rear yard shall be not less than the depth as shown and shall be properly paved and drained and a substantial metal fence shall be constructed of the chain link type with anchor steel posts and with no openings therein on the side and rear lot lines of the rear yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no windows shall be erected on the side lot lines to the north and south; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

307-49-BZ

APPLICANT—Charles M. Spindler, for Katie M. Werthmuller, George J. Vogel and Amelia E. Smith, owners (Herrmann's Service Station, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of a motor vehicle repair shop on existing gasoline service station, brake testing and lubrication.

PREMISES AFFECTED—9-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Jacob Keltun.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dept. of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (307-49-BZ)

WHEREAS, Charles M. Spindler for Katie M. Werthmuller, George J. Vogel, Amelia E. Smith, owners, Herrmann's Service Station, lessee, filed April 21, 1949, an application under section 7c of the zoning resolution, to permit in residence and business use districts, the addition of a motor vehicle repair shop on an existing gasoline service station, brake testing and lubrication, affecting premises 90-01 to 90-11 Myrtle avenue and 83-11 to 83-19 Woodhaven boulevard, northeast corner (Block 3883, Lot 29), Glendale, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949, after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Woodhaven boulevard, Myrtle avenue and the site are in residence and business use, D and E area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1949, acting on Alt. Applic. 326-49, reads:

"1. Proposed use of portion of existing gasoline service station as a motor vehicle repair shop is contrary §3 and §4 (a) —29 of zoning resolution.

"Premises is located partly in a business and residence use district."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. front by 101.60 ft. in depth, irregular, on which is located a gasoline service station for which CO. 38738-28 (N.B. 7638-28) has been issued; that on the site are three buildings used as office, one used as garage and the other for brake testing and lubrication; that it is proposed to install a motor vehicle repair shop, in the building used for brake testing and lubrication; and

WHEREAS, the applicant contends that the bulk of the work will be with hand tools; that the only electrically driven bench tools will be a drum lathe, a sander, and a grinder, all driven by fractional horsepower motors, and all of which are existing and are now used in connection with brake repairing; that no body, fender, or collision work will be handled, no welding or burning will be done and no forge or anvil will be maintained; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application to section 7i instead of 7c; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit minor repairing in connection with the gasoline service use, substantially as proposed and as indicated on plans filed with this application, marked "Received April 21, 1949" (3 sheets), *on condition* that such repairing shall be mainly with hand tools, except that brake testing may be permitted; that such repairing shall be maintained within the portion of the structure as proposed; that motor driven tools as proposed may be permitted, provided the horsepower of each does not exceed a $\frac{3}{4}$ horsepower; that if greasing pits are maintained as shown, there shall be no closure doors unless the pits are ventilated with a blower fan in the bottom of the pit, exhausting through a duct in the roof; that in all other respects the premises, building and use shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

314-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Henry Newfield, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (314-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Henry Newfield, owner, filed April 22, 1949 an application under sections 7c and 7i of the zoning resolution, to permit in residence and restricted retail use districts, the addition of a motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to an existing garage for more than five motor vehicles and gasoline service station, affecting premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on July 12, 1949 after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision without further argument; the examining engineer to examine the records complete, including the Fire Department and Department of Housing and Buildings records; and

WHEREAS, the district maps accompanying the zoning resolution show that Brisbin street is in residence, restricted retail and business use, D and E area, class $\frac{1}{2}$ and 1 height districts; 101st avenue is in business and restricted retail use, D area, class 1 height districts; the site is in residence and restricted retail use, D and E area class $\frac{1}{2}$ and 1 height districts; and

WHEREAS, the decision of the borough superintendent dated April 11, 1949 acting on Alt. Applic. 3381-48 reads:

"1. The change in use from garage for more than five (5) cars and gasoline service station to garage for

MINUTES

more than five cars, gasoline service station, auto repairs, welding, painting and spraying, body and fender work, wheel alignment, office of premises located within a partially restricted retail and partially residence use districts is contrary to Art. II, Sect. 3 and Sect. 4-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.55 ft. frontage by 94.94 ft. in depth, irregular, on which is located a building, entire lot except for gasoline alcove at front of building used as a garage for more than five motor vehicles and a gasoline service station; that it is proposed to maintain the present garage and gasoline service station and to add a motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment, all to be performed within the present building; and

WHEREAS, the applicant contends that a suitable welding room will be erected within the building with fireproof self-closing doors; that portable fire-fighting equipment as directed by the fire commissioner will be installed; that 101st avenue is a main auto highway and the proposed uses will be in accord with the area; that inasmuch as a legal garage and gasoline station now exists the adding of the proposed uses will not create any hardship on the area; that there are no openings or windows in the east or north lot line walls; and

WHEREAS, Certificate of Occupancy 18989 was issued August 15, 1925 permitting use of the building erected under N.B. 197798, 1924 as a public garage; and

WHEREAS, the records indicate that the zoning was changed from unrestricted use to the present zoning on December 12, 1924 and that the permit for the building was issued prior thereto; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i to permit motor vehicle repairing in addition to the use as a public garage, as proposed and as indicated on plans filed with this application, marked "Received April 22, 1949" (3 sheets) *on condition* that no windows shall be constructed on the lot line walls to the north and east; that the existing gasoline service station at the intersection may be continued; that such repairing shall be substantially as proposed, provided all work is done within the building and only during working hours; that any welding or paint spraying shall be maintained in accordance with the requirements therefor; that a new exit not over 3 ft. 8 in. in width may be constructed to Brisbin street for emergency exit only, as indicated; that no curb cuts not now existing shall be constructed; that sidewalks and curbing shall be repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no motor vehicles waiting for repair or delivery shall be parked on the sidewalk or street outside the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

338-49-BZ

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the sale and display of more than five motor vehicles (new and used cars).

PREMISES AFFECTED—201-209 East 28th street and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (338-49-BZ)

WHEREAS, Ludwig P. Bono, for Automotive Craftsmen Inc., owner, filed May 2, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district the sale and display of more than five motor vehicles (new and used cars); affecting premises 201-209 East 28th street and 2802-2812 Beverly road, southeast corner (Block 5172, Lots 1, 4, 71 and 73), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 12, 1949, after due notice by publication in the Bulletin, and laid over to September 13, 1949; for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 28th street, Beverly road and the site are in a residence use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1949, acting on Alt. Applic. 370/49, reads:

"1. Lot for sale and display of more than five (5) motor vehicles (new and used) in a Residence Use District is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 99 ft. 4½ in. front by 80 ft. 7¼ in. in depth, presently vacant and being used for the sale and display of more than five motor vehicles; and

WHEREAS, the applicant contends that this plot, designated as Lots 1, 4, 71 and 73 in Block 5172 is situated in a residence use district and was purchased in 1946 by Automotive Craftsmen, Inc. along with the present public garage at the southwest corner; that at that time the plot contained a dilapidated frame dwelling abandoned for many years and condemned by the City as unsafe, which was later demolished; that while Cal. 1202-21-BZ was pending before the Board (regarding the public garage on the opposite side of 28th street), the owner, in good faith, erected a wire fence around the vacant lot and began storing cars; that this occurred as a result of the owner's erroneous interpretation of the recent easing of parking restrictions and was done without the applicant's knowledge; that for many years this property was for sale and became a dumping ground for rubbish and constituted a dangerous playground for children; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof to permit the plot as proposed and as indicated on plans filed with this application, marked "Received May 2, 1949" (2 sheets), to be occupied for the storage of cars of the passenger type only, as dealt in by the Ford agency, occupying the building across East 28th street on lots 5 and 10 in Block 5171 as a service station but not for public parking nor for sale of cars on the lot, *on condition* that only such cars shall be stored on the lot as dealt in by such agency; that there shall be erected and maintained on all lot lines a substantial woven wire fence

MINUTES

of the manproof type not less than 6 ft. in height; that during the term of two years, the premises shall be occupied for no other use; that curb cuts shall be restricted to one, as indicated on East 28th street not over 21 ft. in width; that gates of construction similar to the fence shall be maintained and normally kept closed; that no signs shall be erected; that the sidewalks and curbs around the premises shall be repaired to the satisfaction of the borough president; that the sidewalks shall be kept clean of refuse and weeds at all times; that lights for illumination at night shall be maintained on pipe standards with metal reflectors so arranged as to reflect away from adjoining occupancies; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

349-49-BZ

APPLICANT—Siegel and Green, for Morris Caine, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit business use district portion of the plot, the change in occupancy of part of plot from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen years.

PREMISES AFFECTED—58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, parts of Lots 9, 13, and 27), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (349-49-BZ)

WHEREAS, Siegel and Green for Morris Caine, owner, filed May 5, 1949, an application under section 7f and 7i of the zoning resolution, to permit in the business use district portion of plot the change in occupancy of part of a plot, from sale and display of used cars, two car garage and office, to gasoline service and oil selling station, salesroom, lubritorium, auto laundry and motor vehicle repair shop for a term of fifteen (15) years, affecting premises 58-02 Queens boulevard and 46-03 58th street, southeast corner (Block 2313, parts of lots 9, 13, 27), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949, after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 58th street, Queens boulevard and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 4, 1949, acting on N.B. Applic. 2160-49, reads:

"1. The use of premises located in a business use district as a gasoline service and oil selling station, accessory building for salesroom, lubritorium, laundry and minor repairs is contrary to Art. II, Sect. 4 of the zoning resolution."

and

WHEREAS, this decision was superseded by a new decision of the borough superintendent dated May 24, 1949 acting on N.B. Applic. 2160-49, reading as follows:

"1. The use of premises on a plot located partly in a residence use district and partly in a business use district as a gasoline service and oil selling station,

accessory building for salesroom, lubritorium, laundry and minor repairs is contrary to Art. II, Sec. 3, and Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 274.6 ft. front by 140.54 ft. in depth, irregular, on which is located a sales lot for used cars, office and two car garage for which C.O. 34740-46 and 43609-47 have been issued; that it is proposed to use part of the site, 100 ft. by 100 ft., located at the southeast corner and to erect a building 61 ft. front by 27 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used in conjunction with the gasoline service station as a salesroom, lubritorium, auto laundry and motor vehicle repair shop; and

WHEREAS, the applicant contends that the owner intends to discontinue his present business, as it is no longer profitable and desires to make use of his vacant land for a profitable and reasonable venture; that due to the character of this vicinity, he is unable to develop any portion of his large holdings in this block for a practical conforming use that would tend to bring a reasonable return on the investment required for any development; that Queens boulevard is one of the main highways serving Queens; that 58th street, to the south, borders the New Calvary Cemetery (opposite the subject plot) and is a main commercial highway serving the large industrial area of Maspeth, which lies to the south; that both streets are heavily affixed; that the subject plot being situated at the intersection of these two heavily trafficked automobile arteries is, therefore, peculiarly suitable for the proposed use as a gasoline station; that the south side of Queens boulevard in this area, on which side the subject plot is located, is sparsely developed and is used mostly for auto sales lots; that on this same side of Queens boulevard, just west of the subject plot, there exists the New Calvary Cemetery, which extends for about ½ a mile along Queens boulevard to 51st street; that the area to the south of Queens boulevard is likewise sparsely developed with old dwellings and factories and borders on cemeteries; that it is believed the character of this area and the existence of the cemeteries precludes the possibility of any future dwelling developments in that vicinity of a type that would create a demand for developing the subject plot with the customary conforming business uses; that no such conforming use that could be erected on this plot would be economically sound at this time without such adequate supporting developments close by; that the north side of Queens boulevard differs from the south side, as no cemetery exists on that side, and the surrounding area to the north is more developed and better served by transit facilities; that despite this better character of the north side of Queens boulevard no substantial conforming uses exist, other than two multiple dwellings, considerably east of the subject plot, and several used car sales lots; that a grant of this application will have no effect on that side because of the heavily trafficked lanes separated by malls that exist in the large width of Queens boulevard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution for a gasoline station and repair shop for minor repairs by hand tools only.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7f and 7i thereof for a term of fifteen (15) years, to permit the portion of the premises as proposed to be occupied as a gasoline service station, arranged and constructed as indicated on plans filed with this application, marked "Received May 5, 1949" (3 sheets) and one sheet, showing existing conditions, marked "Received June 29, 1949," on condition that the premises shall be arranged substantially as proposed; that the proposed accessory building shall be of the

MINUTES

design and arrangement as indicated, complying in all respects with the requirements of the Building Code therefor; that the balance of the plot shall be paved with concrete or asphalt or other reasonably impervious paving; that pumps shall be erected not nearer than 12 feet to the building line of the adjoining streets; that planting areas shall be maintained with suitable planting where indicated and protected with concrete curbing not less than 6 inches in height and 6 inches in width above grade; that on the interior lot lines to the east and south there shall be erected a substantial woven wire fence of the chain-link type with anchor steel posts erected on a concrete base not less than one foot in height to a total height of not less than 6 feet; that curb cuts shall be restricted to two to Queens boulevard and two to 58th street, located substantially as shown; that no part of any curb cut shall be nearer than 5 feet to the lot lines or street lot lines as prolonged; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection of a post standard within the intersection to support a sign, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that sidewalks and curbs on the street fronts shall be repaired or constructed to the satisfaction of the borough president; that any light standards constructed shall be of metal with metal reflectors; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the number of gasoline storage tanks shall not exceed six 550 gallon tanks; that there shall be no cellar under the building; that if any heater room is constructed, it shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire-retarded; that such room shall be enterable only from the exterior; that the portion of the plot to the rear of the accessory building, indicated to be maintained as a grass plot, shall be kept clear and mowed at all times; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

360-49-BZ

APPLICANT—Lama, Proskauer and Prober, for William F. Nawroth, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (360-49-BZ)

WHEREAS, Lama, Proskauer and Prober for William F. Nawroth, owner, filed April 26, 1949 an application under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot, located in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts, office and the parking of more than five motor vehicles waiting to be serv-

iced, affecting premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin, and laid over to September 13, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 69th place is in a residence use, D area, class 1 height district; 69th street, Eliot avenue and the site are in residence and business use D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated April 19, 1949 acting on N. B. Applic. 1750-49 reads:

"1. The use of premises partially in a business use district and partially in a residential use district as a gasoline service station, lubritorium, minor repairs, auto laundry, parking of more than 5 cars waiting to be serviced, boiler room, office and sales, storage of auto parts is contrary to Art. II, Sec. 3 and 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 405.90 ft. frontage by 137.40 ft. in depth, irregular, on which are located three green houses, a barn and metal garages, all to be removed; that it is proposed to use 100 ft. front by 100 ft. in depth to erect a gasoline service station at the northeast corner of Eliot avenue and 69th street; that it is further proposed to install eight 550-gallon gasoline tanks and six dispensing pumps; that a building 60 ft. front by 47 ft. in depth, one story, 14 ft. 4 in. in height, of class 3 construction, is to be erected as an accessory building; and

WHEREAS, the applicant contends that a 6 ft. high brick fence wall will be erected along the northerly and easterly bounds of the gasoline station in order to segregate the 100 ft. by 100 ft. gas station area from the rest of the site; that the remainder of the site will be used for conforming uses only; that inasmuch as the land adjoining the gas station to the north and east is owned by the same owner, no other property will be affected; that the building will be modern in design and a decided asset to the community; that Eliot avenue is a main auto highway and therefore the proposed use will be in keeping at this point; that the present owner has had possession of the property since 1925, and the zone was changed from unrestricted to business in 1946; that, therefore, he could have erected a gas station at that time; that the remaining three corners at this intersection of 69th street and Eliot avenue are now developed with gas stations; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7f for a term of fifteen (15) years and under section 7i to permit the premises as proposed and as indicated on plans filed with this application, marked "Received April 26, 1949" (5 sheets) to be occupied as a gasoline service station, designed and arranged substantially as indicated on such plans; on condition that the accessory building shall be in compliance with the requirements of the Building Code therefor and a boilerroom or heater room shall be of fireproof construction, separated from the balance of the building and enterable only from the exterior; that pumps shall be not nearer than 10 feet to the street building line; that the number of gasoline storage tanks shall not exceed eight 550 gallon tanks; that on the interior lot lines, where walls of the proposed accessory building do not occur, there shall be erected a brick masonry wall not less than 6 feet in height properly coped; that sidewalks and curbing shall be con-

MINUTES

constructed or repaired to the satisfaction of the borough president; that curb cuts shall be restricted to two 30 ft. curb cuts to 69th street and two similar curb cuts to Eliot Avenue, no part of any curb cut to be nearer than 5 feet to the street or side lot lines as prolonged; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection of a post standard within the intersection to support a sign, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that the plot where not occupied by the accessory building shall be paved with concrete, tarvia or other equally impervious material; that parking of more than five cars may be permitted under section 7h, provided such parking is for cars waiting to be serviced or for delivery after servicing; that minor repairs may be permitted under section 7i, provided such repairs are by hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

394-49-BZ

APPLICANT—A. H. Salkowitz, for Do Haroc Construction Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, erection of 6 two family dwellings.

PREMISES AFFECTED—84-34 to 84-54 257th street, west side, 300, 340, 380, 420, 460 and 500 ft. south of Hillside avenue (Block 8786, Lots 21, 23, 25, 27, 29, 31), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Jack Miller, Carl Heinberger and William H. Purzner.

For Opposition: Leonard Maran and Philip Cronin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (394-49-BZ)

WHEREAS, A. H. Salkowitz for Do Harco Construction Corp., owner, filed May 20, 1949 an application under section 21 of the zoning resolution, to permit in a residence use G-1 area district the erection of six (6) two-family dwellings, affecting premises 84-34 to 84-54 257th street, west side, 300 ft., 340 ft., 380 ft., 420 ft. 460 ft. and 500 ft. south of Hillside avenue (Block 8786, Lots 21, 23, 25, 27, 29 and 31), Floral Park Borough of Queens; and

WHEREAS, a public hearing was held on September 13, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 256th street, 257th street and 258th street are in residence and retail use, G-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated May 16, 1949 acting on N. B. Applic. 4309 to 4314-48 inclusive reads:

"1. The conversion of a one family dwelling under construction to a two family dwelling in a G-1 district, is contrary to Art. IV, sec. 16-C-b, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 240 ft. frontage by 100 ft. in depth; that it is proposed to convert six (6) one-family dwellings under construction to six (6) two-family dwellings, 25 ft. 2 in. by 39 ft. in area, 1½ stories in height, of class 4 construction; and

WHEREAS, the applicant contends that the structures had been approved by the Department of Housing and Buildings, Queens, for one family occupancy on August 26, 1948 and work was started on these dwellings on September 1, 1948; that the dwellings, as approved and now being completed, are 1½ story in height, cellar, first floor and future finished attic and are constructed of poured concrete foundation, frame and brick veneer walls; that it was originally intended to erect the dwellings in such a way that they could easily be converted for two-family occupancy, the original design contemplating a separate entrance for the attic floor and the stair remote from the first floor apartment, a separate side entrance being provided thereto; that at the time of approval and start of construction, the two-family occupancy was permissible, the property then being located in a D district, and the feature of converting the building to a two family occupancy had been pointed out to prospective buyers; that on January 27, 1949 the zone in the entire sector was changed to a G-1 area zone when the dwellings were 60% completed and at a time when the builder had invested a considerable amount of money for plumbing roughing, side porch steps, separate stairs and it was evident that unless the builder could sell these structures for possible two-family occupancy, he could not sell these buildings at a competitive price with the great number of one-family houses now being erected in the vicinity; that the builder has not been able to sell these dwellings up to this date, although he has had offers for sale if the two-family occupancy was permitted; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and it hereby is denied.

419-49-BZ

APPLICANT—Emanuel M. Glick, for Milton Loewe, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use and D area district, the erection of a business building (stores) using more than permitted area.

PREMISES AFFECTED—1957-1959 Westchester avenue, north side, 275.08 ft. west of Pugsley avenue, (Block 3930, Lot 68), Borough of The Bronx.

APPEARANCES—

For Applicant: Emanuel M. Glick, Milton Loewe and Robert M. Klein.

For Opposition: Bernard J. Rehm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (419-49-BZ)

WHEREAS, Emanuel M. Glick for Milton Loewe, owner, filed May 27, 1949 an application under section 21 of the zoning resolution, to permit in a retail use D area district, the erection of a business building (stores) using more than permitted area, affecting premises 1957-1959 Westchester avenue, north side, 275.08 ft. west of Pugsley avenue (Block 3930, Lot 68), Borough of The Bronx; and

WHEREAS, a public hearing was held on September 13, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue, Hugh J. Grant Circle and the site are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 27, 1949 acting on N.B. Applic. 377-49 reads:

MINUTES

"1. Proposed Class 3 Commercial Structure will occupy more than 55% of the area of the lot, in a "D" Area District, which is contrary to Article IV, Section 14 (c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. frontage by 100 ft. in depth; that it is proposed to erect a building 50 ft. front by 100 ft. deep, one story, 15 ft. in height, of class 3 construction, to be used as three stores; and

WHEREAS, the applicant contends that the erection of this structure as proposed will not adversely affect any surrounding structure and the adjoining property to the west covers 90% of the plot as permitted by the Board; that the buildings to the rear are adequately provided with light; that to comply with the new applicable area restrictions on the above property would impose an unnecessary hardship upon the owners who paid a large sum for it only because of their ability to erect a business building covering the entire depth of the lot; that the presence of the elevated structure on the street upon which the property fronts renders it fit for improvements for no other use or purposes than for stores; that if such stores are limited to a depth of 55 ft., they would serve no useful purpose; that the condition of the adjacent properties would make it wholly inequitable to so limit the improvement of the land here involved; that immediately adjoining to the west there are three separate one-story structures, two of which are the entire 100 ft. and one of which is 90 ft.; that the property to the rear on Benedict avenue is in a restricted zone and has rear yards from 30 to 40 ft. in depth; that, therefore, a one-story structure covering the entire plot at the premises in question would in no way interfere with light or ventilation; and

WHEREAS, the site in question was changed from business use district, B area and class 1½ height district to retail use, D area, and class 1 height district, effective April 26, 1945; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and was therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* to permit an increase in area as proposed and as indicated on plans filed with this application marked "Received May 27, 1949," 2 sheets, *on condition* that a rear yard shall be maintained for a depth of not less than 10 ft. across the entire plot; that proper retaining walls as may be required under the Code shall be maintained; that a fence of the woven wire type with anchored steelposts shall be maintained on the rear lot line and on the side lot lines where the rear yard occurs; that the rear yard shall be paved and drained in accordance with the requirements of the Building Code; that if any ventilation or exhaust is required in connection with the stores, the ventilation duct shall be carried through the roof and not through the rear wall; that the partitions separating the stores shall be constructed up to the underside of the roof boarding and fire stopped in accordance with the Code requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISION

1045-48-A

APPLICANT—Adolph Goldberg, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side (Building Numbers 4 to 11 and 13, 14, 16 and 17—Glenwood Houses); (Block 7740 Lot 1), Borough of Brooklyn (under section 36 General City Law re buildings not fronting on mapped streets).

APPEARANCES—

For Applicant: Michael J. Mongiello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and L. S. Joseph, New York City Housing Authority.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee

Negative

THE RESOLUTION (1045-48-A)

WHEREAS, Adolph Goldberg for New York City Housing Authority, owner, filed November 26, 1948 an application pursuant to Section 36 of the General City Law, affecting Glenwood Houses bounded by Ralph avenue, Glenwood road Avenue H, East 56th street and Farragut road (Block 7740 Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated November 8, 1948 acting on N.B. Applications 1506 to 1513-48 inclusive, 1515, 1516, 1518, 1519-48, which decision is appealed in part, reads:

"1. The erection of more than one building on a lot is contrary to Article I, Section 1, subsection (v) of Zone Resolution (Applies to buildings 5, 6, 9, 10, 13, 14 and 17), and Section 36, General City Law."

and

WHEREAS, the applicant states that buildings 5, 6, 9, 10, 13, 14 and 17 are involved in this appeal; and

WHEREAS, the applicant states that the buildings will be six stories, 55 ft. 3 in. and 56 ft. 3 in. in height, 193 ft. 2 in. and 207 ft. 4 in. by 92 ft. 7 in. and 87 ft. 1 in. irregular in area, of class 1 construction, located on a plot in business and residence use D area class 1 height districts, and used as Class A multiple dwellings; and

WHEREAS, the applicant contends that the buildings in question will have access to public streets through a system of private roads within the project area; that the circumstances in this case do not require the structures to be related to public streets.

Resolved, that the decision of the borough superintendent acting on N.B. Applications 1506 to 1513-48, inclusive, 1515, 1516, 1518, and 1519-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law to permit the buildings to be erected and located as indicated on plans filed under Cal. 1044-48-B2 without being directly located on the street, provided proper paths and driveways shall be constructed and maintained so as to provide ready access at all times to the surrounding streets; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified under Cal. 1044-48-B2.

APPLIANCE SUBMITTED FOR APPROVAL

142-44-SA

APPLICANT—The Peelle Co., Inc., owner.

SUBJECT—Hoistway Door Electro-Mechanical Interlock Types RO, UB-1A, UB-1-E, and Lock and Contacts UB-2, UB-2E and UM-1, approval of.

APPEARANCES—

For Applicant: A. A. Allen.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

MINUTES

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (142-44-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 13, 1948.

Cal. 142-44-SA

Subject: Hoistway Door Electro-Mechanical Interlocks,
Types RO, UB-1A, UB-1E, and Lock and Con-
tacts UB-2, UB-2E and UM-1, approval of.

The Peelle Company of New York filed March 3, 1944 an application with the Board of Standards and Appeals for approval of Hoistway Door Electro-Mechanical Interlocks, Type RO, UB-1A, and UB-1E also Lock and Contact UB-2, UB-2E, and UM-1 under the provisions of C26-178.0.b and C26-1780.6 and Article 14 of the Administrative Building Code and the Elevator Rules of the Board of Standards and Appeals.

Purpose

These interlocks, locks and contacts are intended to be used for doors in connection with elevators to prevent the operation of the elevator unless the hoistway door is closed and locked, and prevent the opening of the hoistway door from the landing side.

Description

The Type RO Interlock is intended for use with Peelle Counter-balanced Doors. It is manufactured for right or left hand, so that it may be placed on either side of the door.

When the latch bar is withdrawn, the contact arm is moved outward by the lug on the end of the latch bar and the contacts are opened. The arm is eccentrically weighted so that the contacts are held in the open circuit position when the latch has been withdrawn. The arm is loaded with a compression spring to assure prompt action in its movement.

The interlock switch comprises housing and one set of contacts operated by the contact arm, which is actuated by the latch bar.

For emergency unlocking of the door from the room side, there is provided a triangular hole in the operating handle of the latch bar. A suitable key is provided to suit this hole.

When the key is inserted in the latch handle and turned, the door panels are unlatched and the latch bar is withdrawn from the interlock switch housing, permitting the door to be opened.

The emergency key is mounted on the wall in a box with a break glass cover.

At the parking landing, the door latch can be opened by either the emergency or a service key, from the room side. The service key is so designed it will not fit the latches of the other doors. To prevent the door at the parking landing from being opened from the room side, except for emergency use when the car is away from the landing, a special locking device is provided. This device consists of the mechanical locking portion of the UB-2 lock and contact, mounted on the guide rail, and provided with an emergency unlocking device. This lock is actuated by a stationary cam on the elevator car. This lock and emergency release are described under the UB-2 lock and contact.

The type UB-1A interlock is intended for use with Peelle counter-balanced doors. It is manufactured for right and left hand, so that it may be placed on either side of the door.

This interlock is intended to be used in connection with a retiring cam on the car for full automatic push button elevators. It is further intended to be used for power operated doors.

The interlock consists of a locking mechanism and two switches mounted on a flat bar, which in turn is bolted to the guide rail of the doors.

One switch being located below and the other above the

inter-section of the upper and lower sections of the hoistway door.

The upper contacts are vertical operating and are actuated by a roller arm, which in turn is actuated by a retiring cam mounted on the elevator car. One of these contacts is normally closed and opens up when the retiring cam presses against the roller arm. The remainder of the contacts are normally opened and closed by action of the cam. The normally closed contact is for interrupting the elevator car circuit when the car is in a stop position at the landing. The lower switch consists of a normally open contact which closes when the door closes.

A pull chain device is provided for emergency unlocking of the door when the elevator car is away from the landing.

This device consists of a metal box with a break glass cover, in back of which hangs a key for unlocking a metal cover below. Attached to the metal cover is a pull chain carrying through the wall and attached to the door lock. When the metal cover is unlocked, it can be removed from the box, pulling the chain to unlock the door. (A similar device is provided for the type UB-1E, UB-2 and UB-2E.)

The Type UB-1E Interlock is intended for use with Peelle counter-balanced doors in hazardous locations. It is similar in all other respects to the type UB-1A.

The Type UB-2 Lock and Contact is intended for use with Peelle counterbalanced doors. It is similar in respect to the Type UB-1A with the exception that the switch above the intersection line of the upper and lower sections is omitted.

The Type UB-2 Lock and Contact is intended to be used with a stationary cam on the car for the following type of control.

A.—Double Button Constant Pressure Push Button Control.

B.—Push Button Control From Car Only.

C.—Full Automatic Push Button Control for Terminal Landing only.

D.—Car Switch Control.

The arrangement of this device is such that the door cannot be opened from the floor side while the car is away from the landing.

The Type UB-2E Lock and Contact is intended for use with Peelle counterbalanced doors in hazardous locations. It is similar in all other respects to the UB-2.

The Type UM-1 contact is intended for use with Peelle vertical sliding car gates. It is manufactured both right and left hand so that it may be placed on either side of the gate and fastened to the gate rail. This contact is operated by means of the stationary cam on the car gate.

This contact is mounted off the side of the car gate rail by means of an angle support and it is so set that when the car gate is approximately 2" from being closed, the stationary cam on the gate, contacts the operating arm, making the switch contact in the housing. The operating arm of the switch is so designed that the action of the gate cam mechanically forces the switch arm out, opening up the electric contact as the gate reaches 2" from the normal close position when opening. The switch is so balanced that it will remain extended without the aid of the spring until the gate cam compresses it when the gate is closed.

The purpose of the UM-1 contact is to interrupt the elevator control circuit when the car gate is more than 2" of being closed, prohibiting any person to run the car with the gate open.

Inspection and Test

These interlocks, and contacts were inspected and tested at the Underwriter's Laboratories, Inc., Chicago, report Safety Appliance 260 Electrical 14595 and found to comply with the code requirements as to:

1. Endurance Test Section C26-1180.0
2. Test in Moist Atmosphere Section C26-1182.0
3. Current Interruption Test Section C26-1182.0
4. Test without Lubrication Section C26-1183.00
5. Misalignment Test Section C26-1185.0

The applicant has filed a letter certifying that the clearances between working parts of the device are such that

MINUTES

they will satisfactorily function within the temperature range as required by Section C26-1179.0 of the Administrative Building Code. Further inspection was made by the Committee on Test, consisting of Commissioner Charles M. Blum and Chief Engineer, Leslie V. Huber. A complete report of the construction and operation of these mechanical interlocks, Safety Appliance #260, Electrical 14595, of the Underwriter's Laboratories, Inc., is a part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Peele Company Hoistway Door Electro-Mechanical Interlock Type RO, UB1-A and UB-1E also Lock and Contact Type UB-2, UB-2E and UM-1 as having met the requirements of Sub. Article 9, Group 1 of Article 14 of the Administrative Building Code for use in New York City when installed in accordance with this report and the requirements of Article 14 of the Administrative Building Code provided each appliance be labeled, marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 142-44-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

Adjourned: 12:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

155-49-A

APPLICANT—Abraham Fisher, for William Appleby and Bertha Appleby, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—292-296 Lafayette street and 129-131 Crosby street, northwest corner (Block 510, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Fisher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (155-49-A)

WHEREAS, Abraham Fisher, for William Appleby and Bertha Appleby, owners, filed March 1, 1949, an appeal from a decision of the borough superintendent, affecting premises 292-296 Lafayette street and 129-131 Crosby street, northwest corner, (Block 510, Lot 37), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated February 21, 1949, acting on B. N. Applic. 347/49, reads:

"1. Fire escape in a factory building enacted prior to 1913 which is over 5 stories in height and used as a means of egress is contrary to Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is 7 stories, 91 ft. in height, 41 ft. 7 in. by 84 ft. 2 in. irregular in area, on a lot of same dimensions, of Class 3 construction, located in an Unrestricted use, B area, Class 2 height district, erected in 1883 and used and occupied since as follows: Cellar, storage and boiler room—2 persons; 1st floor—stores and storage, 8 persons; 2nd floor—factory—trunks, 5 persons; 3d floor—factory—card pasting, 5 persons; 4th floor—factory—printing, 11 persons; 5th floor—factory—leather goods, 3 persons; 6th floor—factory—yarn braiding, 2 persons; 7th floor—storage, 2 persons; that it is proposed to change the occupancy of the 2nd floor to offices, 5 persons; that the building is equipped with one wood stairs, 4 ft. wide, stairs to roof 3 ft. wide, enclosed with studs, metal lath and portland cement plaster, equipped with kalamein, self-closing doors, leading direct to street and to roof bulkhead; that there is one fire escape on the Jersey street side of building extending to roof by stairs and to street by counterbalanced stairs; that windows and doors on course thereof are fireproof, self-closing; and

WHEREAS, Violation 4773/48 was issued June 2, 1948, for not providing a secondary means of egress from each floor, including cellar and first floor, complying with the Labor Law for a factory; and

WHEREAS, the applicant contends that the building was purchased by the present owner for occupancy as a store, office and storage building by the General Iron and Steel Company and the General Chain & Wire Co., which companies are in ownership of the building; that possession cannot be obtained at this time, but it is the owners' intention to occupy the cellar, 1st and second floors in the future; that a deposit was placed on the property on March 23, 1948 and on March 30, 1948, a violation was issued by the Fire Department to repair the fire escapes and fireproof windows on their course; that title was taken on April 7, 1948, and the owners proceeded with obtaining estimates for this work; that contracts were let for such work and shortly prior to completion a violation was issued by the Department of Housing and Buildings requesting the provision of a lawful secondary means of exit from each floor; that the fire escape repairs were completed at a cost of \$1,800 and a dismissal was obtained from the Fire Department; that the building has been occupied as a factory since 1883 and was originally provided with only one open stairs; that subsequently Labor Law fire escapes were erected and stairs enclosed with fire-retarded material and the building has been recorded in the Fire Department as a factory since 1917; that the building contains approximately 3,200 sq. ft. and fire escapes on the street wall are accessible to all parts of the floors; that the occupancy of the building is small; that it is therefore requested the Board grant a variance so as to relieve the owners of the requirements of the Labor Law; and

WHEREAS, examination of F. P. Folder 112R129.01 indicates that the building was certified to the Fire Department as a factory building by the State Labor Department on November 3, 1916 and that there was an existing violation requiring the enclosure of the interior stairs and requiring an additional means of exit to be provided on all floors remote from the primary means; that this violation was dismissed December 26, 1917 and Order #8705 LD was issued November 23, 1918, requiring arrangement of fire escape to comply with Section 79b-5 of the Labor Law; that this violation was marked dismissed; that Fire Department Order 5689 LD was issued August 7, 1933, requiring arrangement of the fire escape on the south side of the building to comply with Section 270 of the Labor Law; that this violation was marked dismissed; and

WHEREAS, on August 1, 1922, computation of the allowable number of occupants indicated that based on the capacity of the interior stairs, the occupancy is as follows: 2nd fl., 47; 3d fl., 39; 4th, 5th and 6th floors, 39 each; 7th fl., 33 per-

MINUTES

sons; and stairhalls as follows: 2nd fl., 9 persons; 3d, 4th, 5th and 6th floors, 21 persons each; 7th floor, 12 persons; horizontal exits: 2nd fl., 73; 3d fl., 75; 4th, 5th and 6th floors, 73 each; 7th fl., 60 persons; fire escapes: 2nd floor, 18; 3d, 4th, 5th, 6th and 7th floors, 15 persons each and report of posting occupancy dated October 20, 1922, indicated the then occupancy to be as follows: 2nd fl., 15; 3d fl., 15; 4th, 1; 5th, 4; 6th, 7 and 7th, 3; and Order #47166LF was issued March 30, 1948, requiring the repair of fire escape on the Jersey Street side of the building and the provision of exit signs in conformance with Sections 272, 273 and 274 of the Labor Law; that this violation is marked "Dismissed May 28, 1948"; that the last occupancy calculation filed in the records of the Division of Fire Prevention is dated June 28, 1933 and permits an occupancy of 67 on the 2nd; 71 on the 3rd, 68 on each of the 4th, 5th and 6th floors and 63 persons on the 7th, for which occupancy an allowance of 18 persons per floor was included based on the existing fire escape with no allowance made for horizontal exits; that the fire escape is described as of the balcony type, 24 in. wide, 9½ in. treads, 8 in. risers, 45° connecting stairs and extending to roof and to ground by counterbalanced stairs; and

WHEREAS, examination of block and lot folder filed with the borough superintendent indicates that the building was erected under Applic. 1025/1883 for store and factory use, altered under App. 360/89 for factory use and under Alt. 51/1890 the building is indicated for factory use; that under Alt. 933/97 the building is indicated to be used for store and manufacturing; that in Elevator Application 43, 1921 the building is described as a factory building and was the subject of a Labor Law variance granted by the Board under Cal. 247-21-S, at which time the occupancy was described as follows: 1st floor—store and factory, 18; 2nd floor, factory, 10; 3d floor, factory, 15; 4th floor, factory, 7; 5th floor, factory, 12; 6th floor, factory, 25; that Alt. Applic. 497-1926 describes the use of the building as a factory; that Alt. Applic. 1777/29 describes the building: 1st floor, store; upper floors, factory and a floor load of 120 lbs. p.s.f. is indicated; that Certificate of Occupancy 16142 was issued February 21, 1930, on Alt. Applic. 1777/29 permitting the use of the cellar for storage and the first floor for store and made no statement as to the permitted occupancy on the upper floors; that Computation Application 7 was filed May 6, 1948, stating the use of the building to be as follows: 1st floor—store 300 lbs.; 2nd to 7th floors—factory; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of section 271 of the Labor Law as cited in a decision of the borough superintendent acting on B. N. Applic. 347-49 and that the application be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall comply with all requirements of the building code and Labor Law therefor; that the primary means of exit shall be maintained as proposed and in accordance with the requirements of the Labor Law and building code for existing exits in a factory building; that, in addition, the existing fire escape shall be maintained in accordance with all requirements of the building code and the Labor Law for existing fire escapes; that the occupancy of each floor of the building shall not exceed that permitted for the primary means of exit; that a second means of exit from the cellar shall be provided; that this variance shall continue only so long as the requirements of this resolution are complied with and the building is occupied substantially as proposed and does not include any occupancy deemed hazardous by the fire commissioner.

435-49-A

APPLICANT—DeRose and Cavalieri, for Estate of Maria Colombo (Frank Colombo, Executor), owner.

SUBJECT—Application reopened and restored to calendar July 19, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4609 White Plains avenue, west side, 59.22 ft. north of East 240th street (Block 5083, Lot 61), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (435-49-A)

WHEREAS, DeRose and Cavalieri, for Estate of Maria Colombo, owner, Frank Colombo, Executor, filed June 13, 1949, an appeal from a decision of the borough superintendent, affecting premises 4609 White Plains avenue, west side, 59.22 ft. north of East 240th street, (Block 5083, Lot 61), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1949, acting on Alt. Applic. 284-49, reads:

"3. Walls must comply with Section 8.4.2.5 of Building Code."

and

WHEREAS, the applicant states the building is two stories, 22 ft. in height, 26.11 ft. by 73 ft. in area at first story, Class 3 construction, located on a lot 26.11 ft. by 73.01 and 73.95 ft. in area, in a Business use, C area, Class 1 height district, erected in March, 1938, used and occupied since as follows: Cellar—boiler room; 1st floor—office and 3-car garage; that it is proposed to erect a second story 26.11 ft. front and 28 ft. 11⅜ in. depth to be used as an office and to utilize the present office space on first story for drivers; that the building is equipped with one 3 ft. wide iron stairs, enclosed with metal lath and cement plaster on wood studs, equipped with 1-hour fireproof, self-closing doors, which lead direct to street and to roof by ladder at extension; and

WHEREAS, the applicant contends that a variance of Section 8.4.2.5 is requested to permit the erection of a new second story of 8 in. concrete block walls superimposed on the present 8 in. concrete block walls, on the grounds that the 2nd story office floor load is light; that the 2nd tier will be supported by an intermediate wall; that the side wall will be only 28 ft. 11⅜ in. in length and the total height of 2 stories to top of roof beams will be 22 ft.; that the 2nd story walls as proposed will be permissible if supported on steel or if the 1st story were 12 in. thick; however, the total load superimposed does not exceed the allowable load under Section 8.4.9.1 and 8.4.9.1.1, where an 8 in. wall is permitted for a height of 35 ft. for a residence structure having a mixed occupancy; that it would cause the owner undue hardship to fully comply with the requirements and as the structural safety is not affected, it is requested that a variance be granted; and

WHEREAS, Certificate of Occupancy No. 74-1938 issued March 9, 1938, permits the use of the cellar as boiler room and the 1st floor as office and storage of 3 cars; and

WHEREAS, this appeal was withdrawn July 12, 1949, without prejudice to restoration as to thickness of walls only; and

WHEREAS, the applicant subsequently filed amendment to Alt. Applic. 284-49, showing compliance with all objections of the borough superintendent except Objection No. 3 as to thickness of walls, which objection is now the subject of this appeal; and

WHEREAS, the applicant has filed amended plans, 3 sheets, showing compliance with the provisions of the code in all respects except wall thickness.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 284-49, objection 3, dated July 14, 1949, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the support for structural steel girder shall be on piers as indicated on revised plans marked "Received July 15, 1949," three sheets, and in all other respects, other than the thickness of the wall in question shall comply with all laws, rules and regu-

MINUTES

lations applicable thereto; that the building shall not be increased in height or area other than as proposed and shown on plans filed with this appeal marked "Received July 15, 1949," three sheets, and on the further condition that the existing walls are found to be in good condition on inspection of the Department of Housing and Buildings.

216-34-A

APPLICANT—Haeuser Shellac Co., Inc., lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—52-64 Warren street, south side, 214 ft. west of Columbia street (Block 303, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Hafner.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (216-34-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 52-64 Warren street, south side 214 ft. west of Columbia street (Block 303, Lot 1), Borough of Brooklyn, was granted by the Board June 18, 1935, on certain conditions; and

WHEREAS, an amendment to the resolution was granted on November 12, 1941; and

WHEREAS, an extension of the term of the variance was granted from time to time, the last such extension having been granted June 22, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 18, 1935 only in so far as it has reference to the term of the variance so that as amended, this portion of the resolution shall read:

"Granted for a term of two (2) years from the date of this amended resolution . . . that other than as herein amended, the requirements of the resolution of June 18, 1935 shall be complied with; that the equipment shall be maintained to the satisfaction of the fire commissioner."

318-45-A

APPLICANT—Edward B. Gotthelf, co-owner, for Synthex Products Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—330 West 70th street, south side, 329.3 ft. west of West End avenue (Block 1181, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Edward B. Gotthelf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (318-45-A)

WHEREAS, appeal from a decision of the borough superintendent, affecting premises 330 West 70th street, south side, 329.3 ft. west of West End avenue (Block 1181, Lot 46),

Borough of Manhattan was granted by the Board July 3, 1945, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 3, 1945, so that the last sentence thereof shall read:

" . . . that this variance shall be co-terminous with the term of the variance as granted under Cal. No. 317-45-BZ, affecting the same premises (Alt. 556-45)."

190-46-A—Vol. II

APPLICANT—Atlantic Burner Supply Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution in Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—100-08 to 100-10 Atlantic avenue, south side, 70.56 ft. east of 100th street (basement); (Block 9376, Lot 5), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Herbert Cowan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (190-46-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 100-08 and 100-10 Atlantic avenue, south side, 70.56 ft. east of 100th street (1st floor); (Block 9376, Lot 5), Richmond Hill, Borough of Queens, was granted by the Board June 4, 1946, on certain conditions; and

WHEREAS, the resolution was amended March 11, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 4, 1946 as amended March 11, 1947 by adding thereto:

"that there may be a spraying room provided in the cellar for use in connection with the business in the building to be erected as proposed and as indicated on revised plans marked "Received August 29, 1949," on condition that the spraying equipment and spraying room shall comply in all respects with all laws, rules and regulations applicable to the spray booth room and use of same (Alt. 241 and 343-46)."

218-47-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eva Katz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner (previously denied).

PREMISES AFFECTED—115 Beach 29th street, west side, 220 ft. south of Lewmay road (Block 301, Lot 42), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (218-47-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 115 Beach 29th street, west side, 220 ft. south of Lewmay road (Block 301, Lot 42), Edgemere, Borough of Queens was denied by the Board May 6, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution denying the appeal dated May 1947 by adding thereto:

"that in the event, however, that all requirements of the law including the requirements of section 67 of the Multiple Dwelling Law are complied with, the fire department may, irrespective of the action taken on this appeal on May 6, 1947, rescind their Order 19027-LF."

19-47-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eva Katz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner (previously denied).

PREMISES AFFECTED—123 Beach 29th street, west side, 140 ft. south of Lewmay road Block 301, Lot 38), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (219-47-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 123 Beach 29th street, west side, 140 ft. south of Lewmay road (Block 301, Lot 38), Edgemere, Borough of Queens was denied by the Board May 6, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution denying the appeal dated May 1947 by adding thereto:

"that in the event, however, that all requirements of the law including the requirements of section 67 of the Multiple Dwelling Law are complied with, the fire department may, irrespective of the action taken on this appeal on May 6, 1947, rescind their Order 18982-LF."

18-49-A

APPLICANT—George P. Ames, for Freres Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to amortization—re Appeal from a decision of the borough superintendent (under section 35, General City Law re bed of mapped street—proposed widening of 144th street).

PREMISES AFFECTED—89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames and Clarence F. Corner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (318-49-A)

WHEREAS, this application pursuant to section 35 of the General City Law, to permit the maintenance of an existing building partly in the bed of a mapped street (144th street), affecting premises 89-15 144th street, east side, 57.08 ft. north of Jamaica avenue (Block 9674, Lot 7), Jamaica, Borough of Queens, was granted by the Board June 21, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 21, 1949 so that as *amended* the resolution shall read:

"*Resolved*, that the decision of the borough superintendent acting on Alt. 851-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the continuance of that portion of the building within the proposed street widening as constructed in 1931 and that in the event that portion of the property is taken for such street widening, the owner shall make no claim for damage for the building except as may be determined by the court based on the cost of that portion of the building to be removed as constructed in 1931; that the existing building within the bed of the proposed mapped street shall not be increased in height or area; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

1042-48-A—Vol. II

APPLICANT—M. Martin Elkind, for Gato (Gaetano) Trovato, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—29-26 Bell boulevard, west side, 236 ft. south of 29th avenue (2nd floor); (Block 6053, Lot 34), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

195-49-A—Vol. II

APPLICANT—Kitzler and Nurick, for Andrew J. Gallagher, owner (P. & B. Holding Co., Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—54-56 Court street, west side, 84 ft. 3 in. south of Joralemon street (Block 265, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

MINUTES

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

414-49-A

APPLICANT—H. Hurwit, for Board of Transportation,
City of New York, owner (Harry Kahn, lessee).
SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—62-66 Essex street, southeast
corner of Broome street (Block 351, Lots 1-9),
Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1949, at
2 p.m., for inspection by committee and for new
decision to be obtained by applicant; hearing closed.

498-49-A

APPLICANT—Sol A. Herzog, for Vincena Bruno, adjacent
owner.

OWNER OF PREMISES—Sun Oil Company.

SUBJECT—Appeal from a decision of the borough super-
intendent—re Revocation of permit.

PREMISES AFFECTED—349-351 East 103rd street and
2001-2009 First avenue, northwest corner (Block
1675, Lots 122, 23, 123, 24, 25 and 26), Borough of
Manhattan.

APPEARANCES—

For Applicant: William Butler, Max B. Schreiber
and Sylvan R. Novick.

For Owner: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1949, at
2 p.m., for further consideration; applicant to file
revised plans and additional photographs.

ZONING APPLICATIONS

647-17-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max
Goldman, owner (James Miller, lessee).

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (de-
cision of the borough superintendent) previously
granted on condition, under sections 7c and 7i of the
zoning resolution, permitting in a business use dis-
trict, the change in occupancy from garage, to motor
vehicle repair shop, body and fender repairs, paint-
ing and spraying, welding and garage for more than
five motor vehicles.

PREMISES AFFECTED—1419 East New York avenue,
north side, 111 ft. 1¼ in. west of Sterling place
and 1894-1898 Sterling place (Block 1419, Lot 25),
Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time ex-
tended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (647-17-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to
permit the erection of a garage and factory in a business

use district, affecting premises south side of Sterling place
144 ft. 3½ in. west of East New York avenue, Borough of
Brooklyn, was granted by the Board June 11, 1917, on
certain conditions; and

WHEREAS, this application under sections 7c and 7i of the
zoning resolution, to permit in a business use district, the
change in occupancy from garage to motor vehicle repair
shop, body and fender repairs, painting and spraying, weld-
ing and garage for more than five (5) motor vehicles
affecting premises 1419 East New York avenue, north side
111 feet 1¼ inches west of Sterling place, and 1894-1898
Sterling place (Block 1419, Lot 25), Borough of Brooklyn
was amended by the Board May 3, 1949; and

WHEREAS, the applicant requested an extension of time
to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on May 3, 1949, only
so far as it has reference to obtaining permits and comple-
tion of work, so that as amended this portion of the resolution
shall read:

“... that all permits shall be obtained and all work
completed within three (3) months from the date of this
amended resolution (Alt. 2966-48).”

390-27-BZ—Vol. V

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (de-
cision of the borough superintendent), previously
granted on condition, under section 7f of the zoning
resolution, permitting in a business use district
the erection and maintenance of a gasoline service
station, lubritorium and auto laundry (previously
granted by the Board).

PREMISES AFFECTED—73-38 to 73-42 Cooper avenue
south side, 22.29 ft. west of 74th street (Block
3811, Lot 58 and part of Lot 50), Glendale, Borough
of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time ex-
tended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (390-27-BZ—Vol. V)

WHEREAS, this application, to permit in a business use
district, under section 21 of the zoning resolution, the
erection and maintenance of a gasoline service station
affecting premises 73-42 Cooper avenue, south side, 22.22 ft.
west of 74th street (Block 3811, Lot 8), Glendale, Bor-
ough of Queens, was granted by the Board July 19, 1927
for a temporary period of two years; and

WHEREAS, the term of variance was extended March 25
1930, for a temporary period of two years from July 19
1929; and

WHEREAS, on July 28, 1931 Board denied further exten-
sion of temporary term of variance; and

WHEREAS, on December 3, 1935, the Board denied an ap-
plication for a gasoline service station, which decision was
reviewed by the Court and remitted to the Board for further
consideration; and

WHEREAS, on July 16, 1940, the Board again denied the
application; and

WHEREAS, this application was reopened under section 7f
and granted by the Board January 28, 1941 for a temporary
period of ten years; and

WHEREAS, time to obtain permits and complete the work
was extended February 3, 1942 and September 18, 1945;
and

WHEREAS, this application under section 7f of the zoning

MINUTES

resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry; affecting premises 73-38 to 73-42 Cooper avenue, south side 22.29 feet west of 74th street, (Block 3811, Lots 58 and part of 50), Glendale, Borough of Queens, was granted by the Board on certain conditions July 15, 1947; and

WHEREAS, time to obtain permits and complete the work was extended July 7, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1927, as *amended* through July 7, 1948, Vol. 5, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed with the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 185-47)."

1063-27-BZ—Vol. III

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under sections 7c and 21A of the zoning resolution, permitting in a residence use district, the demolition of old building and the erection and maintenance of a new gasoline service station.

PREMISES AFFECTED—133-44 150th street and 149-12 North Conduit avenue, northwest corner (Block 12116, Lots 1, 5, 53 and 56), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1063-27-BZ—Vol. III)

WHEREAS, this application, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 149-12 North Conduit boulevard and 133-44 150th street (Three Mile road), northwest corner (Block 2893, Lot 1A), Jamaica, Borough of Queens, was granted by the Board March 4, 1930, on certain conditions; and

WHEREAS, the resolution was amended July 19, 1932, and September 24, 1946; and

WHEREAS, plans were approved by the Board on July 22, 1947 as being in substantial compliance with the Board's resolution; and

WHEREAS, time to complete the work and obtain permits was extended July 7, 1948; and

WHEREAS, the resolution was amended November 3, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1930, as *amended* through November 3, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that the work has been substantially completed, that all permits shall be obtained and all work completed within three months from the date of this *amended* resolution, and

that a certificate of occupancy shall be obtained (N.B. Applic. 6621-48)."

624-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mahland Corp., Inc., owner (Empire Super Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution permitting in a business use district, the erection and maintenance of a gasoline service station—reopened and granted on condition to include additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—43-45 Empire boulevard, north side from Washington avenue to Franklin avenue, 1059-1069 Washington avenue and 1032-1042 Franklin avenue (Block 1196, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (624-29-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 43-45 Empire boulevard, northeast corner of Washington avenue, Borough of Brooklyn, was granted by the Board February 4, 1930, on certain conditions; and

WHEREAS, the resolution was amended July 8, 1930; and

WHEREAS, this application under sections 7c and 7h of the zoning resolution, to permit in a business use district the proposed additional use for the parking and storage of more than five (5) motor vehicles, to existing gasoline service station, lubritorium and auto laundry, affecting premises 43 to 45 Empire boulevard, north side Washington avenue to Franklin avenue, 1059 to 1069 Washington avenue, and 1032 to 1042 Franklin avenue (Block 1196, Lot 1), Borough of Brooklyn was amended by the Board February 8, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 3191-48)."

244-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis and Jack Marder, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—183-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (244-36-BZ-Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, affecting premises northeast corner of Liberty avenue and 104th avenue and northwest corner of Liberty avenue and 184th street (Block 1404 and part of Lots 141 and 415), Jamaica, Borough of Queens, was granted by the Board January 19, 1937, for a period of ten years, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended April 25, 1939, at which time plans submitted in accordance with the requirements of the resolution were approved by the Board; and

WHEREAS, upon further application under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station, affecting premises 183-67 Liberty avenue, northeast corner of 104th avenue and 183-52 to 183-64 104th avenue, northwest corner of Liberty avenue (Block 10369, Lot 1), Jamaica, Borough of Queens, the resolution was amended and the term of variance was extended on May 4, 1948; and

WHEREAS, time to obtain permits and complete the work was extended November 16, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 19, 1937, as *amended* through November 16, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (Alt. Applic. 326-47).

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (489-38-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, affecting prem-

ises 219-01 North Conduit boulevard (avenue) and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens, was granted by the Board December 3, 1940, on certain conditions; and

WHEREAS, on October 24, 1944, under section 7e of the zoning resolution, the term of the variance was extended for a term of ten (10) years; and

WHEREAS, time was last extended to obtain permits and complete the work July 7, 1948; and

WHEREAS, plans submitted in compliance with the requirements of the resolution, were approved by the Board February 8, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 3, 1940, as *amended* through February 8, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that the work has been substantially completed, that all permits shall be obtained and all work completed within nine (9) months from the date of this *amended* resolution, and that a certificate of occupancy shall be obtained (N.B. 3290-36)."

582-38-BZ

APPLICANT—Charles M. Spindler, for Justine Schwab, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—222-45 to 222-47 Braddock avenue (Rocky Hill road), northwest corner of Sabre street (Block 7967, Lot 39 and part of Lot 41), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (582-38-BZ)

WHEREAS, this application to permit in a business use district the extension of an existing gasoline service station affecting premises 222-45 to 222-47 Braddock avenue (Rocky Hill road), northwest corner Sabre street (Block 7967, Lots 39, and part of 41), Queens Village, Borough of Queens, was granted by the Board October 18, 1938, on certain conditions; and

WHEREAS, the time to obtain permits and complete the work was extended April 18, 1939; and

WHEREAS, the resolution was amended October 17, 1939; and

WHEREAS, the resolution was further amended and time to obtain permits and complete the work was extended May 21, 1940; and

WHEREAS, the applicant requests a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 18, 1938 as *amended* thereafter through May 21, 1940 only in so far as it has reference to the number of gasoline storage tanks so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed five 550 gallon tanks."

MINUTES

1029-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1029-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, affecting premises 263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond, was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, time to complete the work was extended June 20, 1944, June 26, 1945, July 9, 1946 and July 22, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 14, 1942, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 511-41)."

1101-41-BZ

APPLICANT—The Texas Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business and partly in an unrestricted use district, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1101-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district the reconstruction of an existing gasoline service station, affecting premises 451-457 Flushing avenue, and 713-721 Bedford avenue, northeast corner

(Block 2263, Lot 1), Borough of Brooklyn, was granted by the Board July 21, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended July 27, 1948; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 21, 1942, as amended July 27, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 2422-41)."

420-43-BZ

APPLICANT—National Fabricating Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use, F area district, a one story extension to an existing factory building and not complying with F area district requirements.

PREMISES AFFECTED—129-01 North Conduit avenue and 135-41 129th street, northeast corner (Block 11863, Lot 12), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Vincent Fischett and Charles Fischett.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (420-43-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, F area district, a one story extension to an existing factory building and not complying with F area district requirements, affecting premises 129-01 North Conduit avenue and 135-41 129th street, northeast corner (Block 11863, Lot 12), Ozone Park, Borough of Queens, was granted by the Board July 17, 1945, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 17, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... that this variance shall be for a term of not more than two (2) years from the date of this amended resolution and other than as herein amended the conditions of the resolution adopted July 17, 1945, shall be complied with (N.B. Applic. 105-43), and that a new certificate of occupancy shall be obtained (Alt. 322-44)."

408-44-BZ

APPLICANT—Blackwell Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a residence and partly in an unrestricted use district for a term of

MINUTES

years, the 3rd and 4th stories of a building from East 71st street to East 72nd street, and the 2nd story on East 71st street and East 72nd street, to be occupied as office and factory.

PREMISES AFFECTED—524-528 East 72nd street, south side, 373 ft. east of York avenue and 525-533 East 71st street (Block 1483, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: O. S. Rosner and George F. Storm.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (408-44-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a residence use and partly in an unrestricted use district, for a term of six years, the occupancy as a factory on the 3rd and 4th floors of an existing building now occupied on the two lower stories, facing on East 71st street as a garage for more than five motor vehicles, for the storage and shipping of vacuum cleaner parts on the 1st and 2nd stories and on the 3rd and 4th stories as garage for more than five motor vehicles, affecting premises 524-528 East 72nd street, south side, 373 ft. east of York avenue and 525-533 East 71st street (Block 1483, Lot 33), Borough of Manhattan, was granted by the Board July 25, 1944, on certain conditions; and

WHEREAS, the resolution was amended on June 26, 1945 and February 19, 1946; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, since the prior action the portion of the premises which was located in the unrestricted district has been rezoned so that that portion and the entire building are now in the residence zone.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 25, 1944 as *amended* June 26, 1945 and February 19, 1946 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7c thereof for a temporary term not exceeding six (6) years from the date of this amended resolution, to permit . . . and that other than as herein amended the provisions of the resolution of February 19, 1946 shall be complied with; that a new certificate of occupancy shall be obtained."

317-45-BZ

APPLICANT—Edward B. Gotthelf, co-owner, for Synthex Products Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from garage for more than five motor vehicles and dwelling, to a chemical laboratory, factory, office and dwelling.

PREMISES AFFECTED—330 West 70th street, south side, 329.3 ft. west of West End avenue (Block 1181, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Edward B. Gotthelf
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee
Negative

THE RESOLUTION (317-45-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from garage for more than five motor vehicles and dwelling, to a chemical laboratory, factory, office and dwelling, for a term of two years, affecting premises 330 West 70th street, south side, 329.3 ft. west of West End avenue (Block 1181, Lot 46), Borough of Manhattan, was granted by the Board July 3, 1945, on certain conditions; and

WHEREAS, the term of variance was extended July 15, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 3, 1945, as *amended* July 15, 1947, only so far as it has reference to the term of the variance, so as *amended* this portion of the resolution shall read:

"Granted under section 7e for a term of two (2) years from the date of this amended resolution, to permit . . . and that other than as herein amended the conditions of the resolution of July 3, 1945, as amended July 15, 1947, shall be complied with; that a certificate of occupancy shall be obtained."

583-45-BZ—Vol. II

APPLICANT—George Robinson, for Sussman Estates, Inc., owner (successor to Cord Trading Corp.).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence and business use district, manufacturing area of building in excess of 25% of floor area (previously granted by the Board).

PREMISES AFFECTED—388-402 Hudson street, 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45-53 and Lot 83), Borough of Manhattan.

APPEARANCES—

For Applicant: George Robinson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative

THE RESOLUTION (583-45-BZ—Vol. II)

WHEREAS, this application under section 7b of the zoning resolution, permitting the extension into the residence use district of a building for showrooms and manufacturing (limited to 25% of the area) permitted in a business use district, and also an excess of height permitted under the zoning resolution, affecting premises 388-402 Hudson street, and 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45 to 53 and 83), Borough of Manhattan was granted by the Board December 11, 1945, on certain conditions; and

WHEREAS, the resolution was amended on September 17, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on September 23, 1947 and September 21, 1948; and

MINUTES

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1945, as *amended* through September 21, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

263-46-BZ

APPLICANT—Smith and Aigner, for Olive O. Kalmus, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of a building to be used as a store, automobile repair shop, garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (263-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the erection of a building to be used as store, automobile repair shop, garage for more than five motor vehicles and gasoline service station affecting premises 65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens, was granted by the Board July 16, 1946, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended on July 5, 1947; and

WHEREAS, time to obtain permits and complete the work was extended June 29, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1946, as *amended* through June 29, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... in view of statement by applicant that a portion of the work has been completed, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

1055-47-BZ

APPLICANT—Max Horn, for William Hassett, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete and amendment of resolution as to location of building—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle

repair shop and gasoline service station, using more than the permitted area.

PREMISES AFFECTED—127-09 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (561-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory and motor vehicle repair shop using more than the area permitted, affecting premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107, and 116), Springfield Gardens, Borough of Queens was granted by the Board February 17, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution; that applicant file plans with the Department of Housing and Buildings and get a new decision as to arrangement of buildings (Alt. 261-47)."

1055-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Antonio Idones, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i and 21 of the zoning resolution, permitting in a business use district, the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop, using more than the area permitted.

PREMISES AFFECTED—2201 Bedford avenue, east side, 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1055-47-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use district the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted, affecting premises 2201 Bedford avenue, east side, 71 ft. 9½

MINUTES

in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4269-47)."

1095-47-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Anna Callion, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension to an existing building using more than the area permitted.

PREMISES AFFECTED—413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and George Callion.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1095-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, D area districts, the extension to an existing building using more than the area permitted, affecting premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens, was granted by the Board April 20, 1948, on certain conditions; and

WHEREAS, the resolution was amended July 27, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1948 only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that a portion of the work as to the 1st floor has been completed and the completion of the 2nd floor will be undertaken this fall, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 2219-47)."

855-48-BZ

APPLICANT—Lama, Proskauer and Prober, for William J. McAuvic, et al., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection of a group of garages (16), as accessory

buildings to dwellings which are not on the same lot with the garages.

PREMISES AFFECTED—56-41 to 56-47 148th street and 148-01 to 148-45 North Hempstead turnpike, northeast corner (Block 5175, Lots 1-20 inclusive, 22-30, inclusive and 32-38 inclusive), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (855-48-BZ)

WHEREAS, this application under Section 21 of the zoning resolution, to permit in a residence use district the erection of a group of garages (16) as accessory buildings to dwellings which are not on the same lot with the garages, affecting premises 56-41 to 56-47 148th street and 148-01 to 148-45 North Hempstead turnpike, northeast corner (Block 5175, Lots 1 to 20 inclusive and 20 to 30 inclusive, and 32 to 38 inclusive), Flushing, Borough of Queens, was granted by the Board May 24, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed with the Department of Housing and Buildings and are awaiting approval, that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (N.B. 2285-47)."

641-19-BZ—Vol. II

APPLICANT—Martin Lubash, for Queens Vehicle Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II and extension of use and area—re Application (decision of the borough superintendent) under sections 7a, 7c, 7f and 7i of the zoning resolution, to permit in a business use district the extension of an existing garage and motor vehicle repair shop (previously granted by the Board).

PREMISES AFFECTED—153-12 to 153-17 Hillside avenue, south side, 100 ft. east of 153rd street (Block 9763, Lots 17 and 21), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Martin Lubash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Cal. 641-19-BZ, Vol. II, to consider the extension of use and area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

344-33-BZ—Vol. II

APPLICANT—Lama Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application for consideration—reopening as

MINUTES

Vol. III re extension of use—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the extension of a recreation center to include Band Stand and Dance Floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts).

PREMISES AFFECTED—1048-1072 (1060 displayed) Ocean parkway, west side, 380 ft. south of Avenue J (Block 5495, Lots 870-872), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Cal. 344-33-BZ, Vol. III, to consider extension of use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

342-40-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for George H. Fogarty, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in area of an existing motor vehicle repair shop (previously granted by the Board).

PREMISES AFFECTED—168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, lots 9 and 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Cal. 802-40-BZ, Vol. II, reopened to consider extension.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

344-48-BZ

APPLICANT—Kitzler and Nurick, for C.L.Y. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to use—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened to consider application for adding additional use of motor vehicle repairing based on a new decision of the borough superintendent dated July 7, 1949, under Alt. 1632-49, and waiving all other requirements inasmuch as the building is located in a manufac-

turing use district and set for hearing on September 27, 1949, 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

794-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II re new proposal—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change of use of Dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use.

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, under Section 7e, for consideration of temporary variance to terminate at the end of the existing lease on the premises, November 30, 1955, with no request for extension.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

354-43-SM—Vol. I and Vol. II

APPLICANT—Neslo Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolutions—re Vol. I and Vol. II—re Olsen Clip System (plaster partition); previously approved.

APPEARANCES—

For Applicant: Norman A. Olsen.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (354-43-SM—Vols. I and II)

WHEREAS, under date of November 23, 1943, the Board of Standards and Appeals approved the Olsen Slip, Type "C" for use on 2" solid plaster partition on certain conditions; that request was made for an amendment of the resolution to approve the Olsen clip "C" for use with a double layer of Gypsum Lath "Solid" plaster partition; and

WHEREAS, the application was reopened by vote of the Board on December 21, 1948, and the resolution was amended May 24, 1949; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 27, 1949

Re: Cal. 354-43-SM. Vol. II.

Subject: Olsen Clip, Type "C" as used in 2" solid Plaster Partition and Type "C" for use on studless 2 layer Gypsum Lath partition.

The Committee on Test recommends that the resolution

MINUTES

adopted November 23, 1943 and *amended* May 24, 1949 under Cal. No. 354-43-SM, Volumes I and II, be reopened and *amended*, so as to clarify the intent of the recommendation, by adding thereto:—

"This approval of the "Olsen Clip System" is for the Clip only, as a fastening device, and does not constitute a general approval of any and all partitions in which may be used, as approved fire partitions under C26-636.0 of the Administrative Building Code.

The Olsen Clip System may be added as a part of an approved partition, except where definitely prohibited by resolution or rule of the Board.

(There is no record of any official fire test results ever made on any "Olsen Clip Partition" in any part of the papers of Cal. No. 354-43-SM)."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of November 23, 1943 and May 24, 1949, in accordance with the above report.

465-48-SM

APPLICANT—Owens-Illinois Glass Co., Kaylo Division, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to marking re Kaylo Precast and Reinforced Short Span Insulating Roof Tile; previously approved.

APPEARANCES—

For Applicant: Raymond W. Flatt.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (465-48-SM)

WHEREAS, the American Structural Products Co. of Toledo, Ohio, filed, May 18, 1948 an application with the Board of Standards and Appeals for approval of the material known as Kaylo Precast and Reinforced Short Span Insulating Roof Tile under the provision of C26-178.0.b, C26-88.0, C26-347.0, C26-618.0, C26-619.0, C26-625.0 and C26-626 Administrative Building Code; and

WHEREAS, this application was approved by the Board, May 24, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 24, 1949 by adding thereto:

"... that the requirements hereinbefore recommended as to the marking of the material may be complied with if the bill of lading on each shipment into New York City bears an indelible stamping made by a rubber stamp or otherwise reading, 'Approved for use in New York City by the Board of Standards and Appeals under Cal. 465-48-SM.

93-49-SM

APPLICANT—Owens-Illinois Glass Co., Kaylo Division, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to marking—re Kaylo

Heat Insulation Block and Pipe Insulation; previously approved.

APPEARANCES—

For Applicant: Raymond W. Flatt.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (93-49-SM)

WHEREAS, American Structural Products Co., of Toledo, Ohio, filed February 9, 1949 an application with the Board of Standards and Appeals for approval of the material known as Kaylor Heat Insulating Block and Pipe Insulation under the provisions of C26-178.0.b, C26-688.0, C26-691.0a3.b, C26-692.0, C26-693.d2.d3, C26-695.0.a,b,c, C26-710.01.0ap and C26-711.0d, f,g,i3, i4,i6 and i7; and

WHEREAS, this application was approved by the Board May 24, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 24, 1949 by adding thereto:

"that the requirements hereinbefore recommended as to the marking of the material may be complied with if the bill of lading on each shipment into New York City bears an indelible stamping made by a rubber stamp or otherwise reading, 'Approved for use in New York City by the Board of Standards and Appeals under Cal. 93-49-SM."

166-33-SA

APPLICANT—Gold Star Oil Burner Manufacturing Co., Inc., owner.

SUBJECT—Application for consideration—reopening to rescind reopening of May 17, 1949—re marketing of Gold Star Oil Burner (previously approved) under name of Federal Oil Burner.

APPEARANCES—

For Applicant: Thomas Knapp.

ACTION OF BOARD—Application reopened, action of May 17, 1949 *rescinded*.

THE VOTE TO RESCIND ACTION OF MAY 17, 1949—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (166-33-SA)

WHEREAS, the Gold Star Oil Burner Manufacturing Co., Inc., have advised that they are manufacturing a burner for the Federal Oil Burner Company, Richmond Hill, Long Island and understood it was necessary for them to obtain approval to include reference to this burner under their approval of the Gold Star Oil Burner and under date of May 10, 1949 requested that the action of May 17, 1949 to include the name Federal be rescinded; and

WHEREAS, it appears that there is no record of approval by this Board of the Federal oil burner for the Federal Oil Burner Company of Richmond Hill, Long Island, and that the name Federal is already preempted by the Federal Oil Burner Co., Inc., 3620 Walnut Street, Philadelphia, whose several models of burners have been approved by the Board under Cal. 337-49-SM under date of July 12, 1949.

Resolved, that the reopening of May 17, 1949 be and it hereby is *rescinded*.

(Remaining minutes will be printed in the Bulletin of September 27, 1949).

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BULLETIN

OF THE

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UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 39

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday Afternoon, September 13, 1949, Affecting Calendar Numbers 918-22-SA—Vol. II, 33-38-SM, 125-38-SM, 419-39-SM, 962-39-SM, 1429-39-SM, 851-40-SM, 742-44-SM, 161-47-SM, 1023-48-SM, 624-49-SA, 477-46-SA and 188-47-SM.

Minutes of Regular Meeting, Tuesday Morning, September 20, 1949, Affecting Calendar Numbers 381-27-BZ, 298-48-BZ, 1070-48-BZ, 91-48-BZ, 135-49-BZ, 193-49-BZ, 323-49-BZ, 253-23-BZ—Vol. III, 296-45-BZ, 303-49-BZ, 359-49-BZ, 402-49-BZ, 410-49-BZ, 413-49-BZ, 420-49-BZ, 436-49-BZ, 461-49-BZ, 475-49-BZ, 92-49-A, 194-49-A, 282-49-A, 568-49-A, 154-49-A, 482-46-SA and 489-46-SA.

Minutes of Regular Meeting, Tuesday Afternoon, September 20, 1949, Affecting Calendar Numbers 37-49-A, 510-49-A, 703-47-A, 535-49-A, 409-49-A, 868-48-A, 320-46-A—Vol. II, 662-48-A—Vol. II, 730-48-A—Vol. II, 1122-48-A—Vol. II, 432-49-A, 313-22-BZ—Vol. II, 77-33-BZ, 95-35-BZ, 360-35-BZ—Vol. II, 1013-38-BZ—Vol. II, 432-41-BZ, 484-45-BZ, 38-46-BZ—Vol. II, 871-46-BZ, 899-46-BZ, 897-47-BZ, 403-48-BZ, 1126-48-BZ, 226-49-BZ, 1460-39-BZ, 544-44-BZ—Vol. II, 747-45-BZ—Vol. II, 867-48-BZ, 332-49-BZ, 657-46-SA, 171-48-SA, 361-40-SM, 362-40-SM, 363-40-SM, 364-40-SM, 365-40-SM, 640-40-SM, 641-40-SM, 642-40-SM, 767-40-SA, 768-40-SA, 1086-40-SM and 842-40-SM.

Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to September 20, 1949

Cal. No. Dept. Premises Affected.

628-49-A—H.B.M.—45 East 85th street, north side, 70 ft. west of Park avenue (6th floor); (Block 1497, Lot 28), Borough of Manhattan, Amendment to Alt. 1215-49.

629-49-SA—Stewart Beverage Dispenser, Model S-500-C, Appliance.

630-49-BZ—H.B.M.—20-38 West 141st street, south side, 225 ft. west of 5th avenue (Block 1738, Lots 45 and 51), Borough of Manhattan, N.B. 120-49.

631-49-A—H.B.Q. — 153-12 to 153-18 Hillside avenue, south side, 100 ft. and 175 ft. east of 153rd street (1st floor); (Block 9763, Lots 17 and 21), Jamaica, Borough of Queens, Alt. 600-49.

632-49-BZ—H.B.B.—351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn, Alt. 2439-49.

633-49-A—F.D.—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn, 25421-LF.

634-49-A—H.B.B.—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn, Alt. 1875-49.

635-49-BZ—H.B.B.—78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn, Alt. 2390-49.

636-49-A—F.D.—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn, 22949-LF and Decision.

637-49-SM—Flexwood (wall covering), manufactured by United States Plywood Corp., Material.

638-49-SA—Armstrong Winter Air Conditioner (gas-fired), Model 5301-G5-210, Appliance.

639-49-SA — Armstrong Gravity Steel Furnace (gas-fired), Models 5001-G2-70; 5001-G2-105; 5001-G2-140, Appliance.

640-49-SA—Armstrong Forced Air Winter Air Conditioning Unit, Models 5001-G5-70; 5001-G5-105; 5001-G5-140; 5001-G6-70 and 5001-G6-105, Appliance.

641-49-SA—Armstrong Hi-Boy Winter Air Conditioner (gas-fired), Model 5501-G6-72, Appliance.

642-49-SM—Sargent Dualock, Model 4505-1/2-AR, manufactured by Sargent and Co., Material.

643-49-SM—Sargent Integralock, Model 7645-AR, manufactured by Sargent and Co., Material.

644-49-SM—Acme Building Panel, manufactured by Acme Steel Co., Material.

645-49-SA—3 H.P. Vogt Automatic Tube Ice Machine, Appliance.

646-49-SM—Penn-Dixie Mortar Cement, manufactured by Pennsylvania-Dixie Cement Corp., Material.

647-49-SM—Penn-Dixie Air Entraining Portland Cement, Types 1A and IIA, manufactured at Plant 4, Nazareth, Pa., and Plant 6, Bath, Pa., by Pennsylvania-Dixie Cement Corp., Material.

648-49-SM—Indiana Brass Co., Anti-Syphon Float Valve, No. 93, manufactured by Indiana Brass Co., Material.

649-49-SA—Sier-Bath Screw Pump, Appliance.

650-49-SA—Patterson Type O Fuel Oil Preheater, Appliance.

651-49-SA—Manning and Lewis Engineering Co., Fuel Oil Preheater (steam), Models A, B, C and L, Appliance.

652-49-SA—Tokheim Gasoline Dispensing Pump, Models 39-L-RA; 39-WNC-L-RA; 39-L-EZ and 876-GOC (computer and non-computer), Appliance.

653-49-A—H.B.M.—36-38 West 13th street and 40 West 13th street, south side, 334 ft. 10 in. east of Avenue of The Americas (Block 576, Lots 19 and 20), Borough of Manhattan, Amendment to Alt. 1107-49.

654-49-SA—DeVilbiss Automotive Drying Oven (gas-fired), Appliance.

655-49-SA—Williams Oil-O-Matic Oil Burner, Model Fifty-Ten, Appliance.

656-49-SA—Hercules 140-F-Unit (to process clothes in dry cleaning), Appliance.

657-49-BZ—H.B.Q. — 92-02 to 92-08 Rockaway Beach boulevard, northwest corner of Beach 92nd street (Block 578, Lot 16), Rockaway Beach, Borough of Queens, Alt. 230-49.

Restored to Docket

1460-39-BZ—H.B.Q. — 142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020(847), Lot 43), Flushing, Borough of Queens, Misc. 8862-39.

747-45-BZ—Vol. II—H.B.Q.—64-41 Saunders street and 97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11, 54, 56 and part of Lots 13, 46 and 64), Rego Park, Borough of Queens, N.B. 1202-45.

544-44-BZ—Vol. III—H.B.M.—418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, part of Lot 13), Borough of Manhattan, Alt. 2157-48.

409-49-A—Vol. II—F.D.—43-82 Vernon boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors); (Block 488, Lot 114), Long Island City, Borough of Queens, 21058-LC.

CALENDAR

171-48-SA—Superfex Suspended Heating Unit (ceiling furnace), Model 540, Appliance.

657-46-SA—Hotpoint Electric Dishwasher, Models MC1, MC2 and MC3, Appliance.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug.	9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept.	6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	June	7, 1949—Vol. 34, No. 23
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 27, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 27, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

1002-48-BZ—Application, November 29, 1948, under sections 7f and 7i of the zoning resolution, of Max Horn, applicant, on behalf of Philip E. Gussow and Gershon

Mundell, owners, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station; premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

267-49-BZ—Application, March 31, 1949, under sections 7e, 7h and 7A of the zoning resolution, of Sidney Ritterman, applicant, on behalf of Aaron Bring Chevrolet Co., Inc., owner, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with entrances beyond permitted distance from intersection; premises 2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner, (Block 7059, part of Lot 26), Borough of Brooklyn.

323-49-BZ—Application, April 26, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Long Island Motors, Inc., and Pauline Kurfist, owners (Long Island Motors, Inc., lessee), to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto show room for new and used cars, using more than the area permitted; premises 50-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street, (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

16-48-BZ—Application of Kitzler and Nurick, applicant, on behalf of Z. M. Operating Corp., owner, reopened September 13, 1949 to consider additional use of motor vehicle repair shop — re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five motor vehicles using more than the area permitted; premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

421-49-BZ—Appplication, May 31, 1949, under section 7i of the zoning resolution, of Herman E. Horwood, applicant, on behalf of Frank Lauria, owner, to permit in a business use district the additional use of a motor vehicle repair shop on existing gasoline service station, car washing and lubrication; premises 46-11 108th street, northeast corner of 47th avenue, (Block 2002, Lot 35), Corona, Borough of Queens.

418-49-BZ—Application, May 27, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of S. K. Lawrence & Ella Waller, owners, (Professional Telephone Service, Inc., lessee), to permit in a residence use district the change in occupancy of one apartment on second floor to private telephone exchange; premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

352-49-BZ—Application, May 6, 1949, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of S. Cohen, owner, to permit in a residence use, G area district the maintenance of a dwelling without the required front and side yard; premises 148

CALENDAR

Beach 149th street, east side, 486.86 feet south of Rockaway Beach Boulevard (Block 788, Lot 47), Neponsit, Borough of Queens.

535-37-BZ, Vol. II—Application of Kitzler and Nurick, applicant on behalf of Nost-Mont Garage, Inc., owner, reopened April 12, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the extension to existing garage for more than five (5) motor vehicles (previously granted by the Board) using more than the area permitted; premises 956-978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

311-49-A—956-978 Nostrand avenue, west side, from Montgomery street to Sullivan place; 412-416 Montgomery street and 291-301 Sullivan place, (Block 1305, Lots 40, 46, 47, 48, 50, 52), Borough of Brooklyn.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

25-34-BZ, Vol. III—Application of Gustave Goldman, applicant on behalf of Howard Birch, owner (Suburban House Inc., lessee), reopened June 7, 1949, under section 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and recreation center to restaurant, bar, grill, and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

602-49-BZ—Application, August 29, 1949, under section 21 of the zoning resolution, of Reuben A. Lazarus, applicant, on behalf of East Brooklyn Savings Bank, owner, to permit in a business use district, D area, the erection of a business building (Bank) covering more than the area permitted; premises 1702-1710 Avenue U and 2101-2111 East 17th street, southeast corner (Block 7350, Lot 1), Borough of Brooklyn.

934-48-BZ—Application, October 18, 1948, under sections 7f and 21 of the zoning resolution, of Morris Bernard Adler, applicant, on behalf of Max Bauer, owner, to permit in a residence and business use district, the erection and maintenance of a public garage for more

than five (5) motor vehicles, using more than the permitted area; premises 8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn.

189-44-SM—Republic Fireproofing Co., Wall Slagblock Concrete Units (additional sizes).

378-46-SA—Homease Oil Burner (additional trade name Sunline).

488-46-SA—Bryant Gas Fired Steam or Water Boiler Model 443.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 27, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 27, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

662-48-A—Vol. II—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7). Far Rockaway, Borough of Queens. (reopened February 15, 1949)

893-46-A—Vol. II—50 Church Street, west side blocks bounded by Church, Fulton, Dey and Greenwich Streets (Building B, 13th floor); (Block 81, Lot 1), Borough of Manhattan (reopened February 15, 1949).

490-49-A—366 Oakland street, east side of Oakland street, 50 ft. south of corner of Oakland street and Eagle street (Block 2506, Lot 6), Borough of Brooklyn.

599-49-A—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street, (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 4, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 4, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

381-27-BZ—Vol. I—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that

CALENDAR

time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

363-49-BZ—Application, April 26, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henruth Realty Corporation, owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 4414-4424 13th avenue and 1273-1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

46-49-BZ—Application, January 27, 1949, under section 7e of the zoning resolution, of Anita D. Littell, applicant, on behalf of Anita D. Littell and Polly D. Howard, owners, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office); premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

446-49-BZ—Application, May 26, 1949, under section 7a of the zoning resolution, of Frank S. Parker Associates, applicants on behalf of Norbert Natanson, Michael Schimmel and Nathan Schulman, owners, (Coty, Inc. lessee), to permit in a residence use district, the extension of an existing business use (proposed curb cut for loading platform); premises, 423-439 West 55th street, north side, 300 ft. west of 9th avenue (Block 1065, Lots 12 and 13), Borough of Manhattan.

453-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution, of George J. Sole, applicant, on behalf of Henry Phipps Estates, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 41-55 Sutton Place, South, east side of Sutton Place South, block front between 54th and 55th streets (Block 1371, Lot 14), Borough of Manhattan.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5, 6), Borough of Manhattan.

336-49-BZ—Application, April 29, 1949, under section 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Ernest Fichtl, owner, to permit in a residence and business use district, the parking and storage of motor vehicles; premises 38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lot 421 and part of Lot 399), Little Neck, Borough of Queens.

607-49-BZ—Application, September 6, 1949, under sections 21 and 7h of the zoning resolution, of William M. Dowling, applicant, on behalf of Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee), to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards and the parking and storage of motor vehicles on unbuilt upon portion of the plot; premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

277-49-SM—U.S. Brass Turning Company Ballcock and Vacuum Breaker—Model 711.

65-31-SA—Auto Patch Machine (reopened July 12, 1949 re amendment of resolution as to change of ownership).

281-49-SM—Swales Best Block.

573-49-SA—Automatic Washer—Model H-501.

341-33-SA—Volcano Automatic Oil Burner, Models E, EW-1, EW-1-S and EW-2 (reopened December 17, 1946 re amendment of resolution as to change of Models No. X, X-1, X-2 and X-3 and also approval under the trade name of Fiske Oil Burner).

234-37-SA—Volcano Automatic Oil Burner, Models D, H and K (reopened December 17, 1946 re amendment of resolution to include approval of additional Model "J").

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 4, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

CALENDAR

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

52-48-A—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lot 72), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 11, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

282-49-A—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsch Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

1460-39-BZ—Application of Hilda Reardon, owner, reopened September 20, 1949 to consider extension of term of variance—re Application, previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles; premises 142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020(847), Lot 43), Flushing, Borough of Queens.

582-49-BZ—Application, August 2, 1949, under section 7h of the zoning resolution, of Street & Adikes, applicants, on behalf of Catherine Adikes, owner, to permit in a business and residence use district, the parking and storage of more than five motor vehicles; premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

464-49-BZ—Application, June 14, 1949, under sections 7f and 7i of the zoning resolution, of Burke, Morrison & Green, applicants, on behalf of Ryconmor Realty, Inc., owner, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, north west corner (Block 1330, Lot 34), Woodside, Borough of Queens.

546-49-BZ—Application, July 13, 1949, under sections 7b and 21 of the zoning resolution, of Kitzler & Nurick, applicants, on behalf of New York Water Service Corporation, owner, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the per-

mitted area; premises 710-722 Parkside avenue, south side, 84 feet 6 inches each of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

450-49-BZ—Application, June 8, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Pearlson Realty Company, owner, to permit upon the local retail portion of a plot, located partly in a local retail and partly in a residence use, C area district, the erection of a business building (stores) using more than the permitted area; premises 141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens.

600-49-BZ—Application, August 15, 1949, under section 21 of the zoning resolution, of Jacob J. Gloster & Sons, applicants, on behalf of Max Klein, owner, to permit in unrestricted use, D area district, the extension of first floor in the rear of existing business building, using more than the area permitted; premises 94-12 Sutphin boulevard, west side, 81.07 ft. north of 95th avenue, (Block 9993, Lot 22), Jamaica, Borough of Queens.

385-49-BZ—Application, May 19, 1949, under sections 7c and 7i of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Kathryn G. Fitzpatrick, owner, to permit in a business use district, the reconstruction, re-arrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium; premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

589-49-BZ—Application, August 5, 1949, under sections 7i, 7A, 21 and 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charles W. Bast, owner, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than the area permitted, with entrances, signs and show windows more than the permitted distance from the intersection; premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 11, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 11, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

432-49-A—161 Driggs avenue, southeast corner of Humboldt street (1st floor); (Block 2708, Lot 18), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 18, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 25, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of September 13, 1949.)

918-22-SA—Vol. II

APPLICANT—Eureka-Williams Corp., owner (Williams Oil-O-Matic Division).

SUBJECT—Application for consideration—reopening and amendment of resolution to include Model A—re Williams Oil-O-Matic Oil Burner, Model HP-3A; previously approved.

APPEARANCES—

For Applicant: N. A. Palmer.

ACTION OF BOARD—Application reopened for report on additional model similar to model already approved, namely, HP-3A.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

33-38-SM

APPLICANT—Aerocrete Corporation of America, owner.

SUBJECT—Application for consideration—reopening and correction as to formula and test—re Gritcrete Short Span Floor Construction and Fireproofing; previously approved.

APPEARANCES—

For Applicant: Charles H. Nichols, Jr.

ACTION OF BOARD—Application reopened for amendment of resolution, relative to test sample and as to painting of structural steel.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

125-38-SM

APPLICANT—Truscon Steel Co., owner.

SUBJECT—Application for consideration—reopening and report as to amendment of resolution—re Truscon Ferrobord Steeldeck; previously approved.

APPEARANCES—

For Applicant: William H. Gilligan.

ACTION OF BOARD—Application reopened for report as to requested amendment in length of span.

MINUTES

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

419-39-SM

APPLICANT—Macomber Inc., owner.

SUBJECT—Application for consideration — reopening as Vol. II—re Macomber Bar Joists for floor and roof construction (previously dismissed for lack of prosecution).

APPEARANCES—

For Applicant: William J. Kupec.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

962-39-SM

APPLICANT—Aerocrete Corporation of America, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to requirements for test—re Gritcrete Long Span Flat Ceiling Floor Construction; previously approved.

APPEARANCES—

For Applicant: Charles H. Nichols, Jr.

ACTION OF BOARD—Application reopened for amendment of resolution, relative to test samples and as to painting of structural steel.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1429-39-SM

APPLICANT—Rockland Concrete Sales Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to additional sizes—re Rockland Concrete Masonry Units; previously approved.

APPEARANCES—

For Applicant: C. P. Tepe.

ACTION OF BOARD—Application reopened as Vol. II, for amendment of resolution, relative to additional sizes.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

851-40-SM

APPLICANT—Simplex Ceiling Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II for report on amended design—re Simplex Flush Metal Panel Ceilings (previously approved re Simplex Ceilings).

APPEARANCES—

For Applicant: William I. Lucius.

ACTION OF BOARD—Application reopened as Vol. II, for amendment of resolution relative to amended design.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

742-44-SM

APPLICANT—Porete Manufacturing Co., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution—re Porete Slabs, 80" x 20" x 2¾"; previously approved.

APPEARANCES—

For Applicant: Ernest Walter.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

161-47-SM

APPLICANT—Davisbilt Steel Joist, Inc., owner.

SUBJECT—Application for reopening—amendment of application re Davisbilt Steel Bar Joist, approval of.

APPEARANCES—

For Applicant: Augustine Davis, Jr.

ACTION OF BOARD—Amendment accepted; new application to be filed as an amendment to existing application, Cal. 161-47-SM, as an amendment thereto instead of a new application in view of statement Mr. Augustine Davis, Jr., President, that this was intended to be an amendment to the existing application, 161-47-SM, to show the new construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1023-48-SM

APPLICANT—The American Welding and Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to new owner—re American Steel Door, (1¾ in. Flush Steel Door and Frame); previously approved.

APPEARANCES—

For Applicant: Fred T. Oltmann.

ACTION OF BOARD—Application reopened for amendment of resolution—re new owner, the American Welding and Mfg. Co., succeeding American Steel Door Co.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy
Chief Guinee 4
Negative 0

624-49-SA

APPLICANT—Hubbard and Floyd, Inc., for The Daybrook Hydraulic Corp., owner.

SUBJECT—Daybrook truck body for transporting Hi-N-Lo Air Entrained Concrete, approval of.

APPEARANCES—

For Applicant: William Wildfeuer.

ACTION OF BOARD—Application accepted and assigned the above calendar number.

THE VOTE TO ACCEPT APPLICATION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy
Chief Guinee 4
Negative 0

MINUTES

177-46-SA

APPLICANT—Westinghouse Electric Co., owner.

SUBJECT—Application for consideration—reopening and report as to additional model—re Westinghouse Laundromat, Model LM-4 (previously approved re Westinghouse Laundromat, Model CM1-4).

APPEARANCES—

For Applicant: F. A. Lowery and J. Fowler.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO RE-OPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

188-47-SM

APPLICANT—Crossland Manufacturing Co., Inc., owner.

SUBJECT—Flame-Chek (flameproofing compound), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn on written request of owner.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

Adjourned: 4:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 1949, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea.

ZONING APPLICATIONS

181-27-BZ

APPLICANT—Street and Adikes, for The Cord Meyer Company, owner.

SUBJECT—Application reopened May 10, 1949, (decision of the borough superintendent), for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three (3) years and at the end of that time to revert to its former use.

PREMISES AFFECTED—88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1949 at 10 a.m. for applicant to file revised plans and to submit information as to the permit for existing bar and grill, if liquor or tobacco are sold, which are prohibited uses in a garage.

198-48-BZ

APPLICANT—Irving M. Fenichel, for Dorian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheephead Bay Road, northeast corner, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rubin E. Parker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1949 at 10 a.m. at request of the applicant's representative.

1070-48-BZ

APPLICANT—Fulton, Walter and Halley, for Sophia Ratschky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and set-backs.

PREMISES AFFECTED—253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 10 a.m. for inspection by a Committee of the Board.

91-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Almont Garage Inc., owner (Taxi Terminal Garage Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. at request of the applicant, for report, from applicant as to elimination of repairing work now being carried on on the 2nd floor.

135-49-BZ

APPLICANT—Anthony F. Inserro, for Frank Marinaccio, owner.

SUBJECT—Applicant (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from welding and ignition, to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the un-built upon portion of lot.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 10 a.m. for inspection by a Committee of the Board.

193-49-BZ

APPLICANT—Lama, Proskauer and Prober for Robert L. Meruk, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building (stores) using more than the area permitted.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7558, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. at request of the applicant, to furnish revised plans to include Lot 56 and a new decision of the borough superintendent.

323-49-BZ

APPLICANT—Lama, Proskauer and Prober for Long Island Motors, Inc., and Pauline Kurfust, owners (Long Island Motors, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office auto showroom for new and used cars, using more than the area permitted.

PREMISES AFFECTED—59-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 27, 1949 at 10 a.m. for investigation by the Board and for applicant to file information as to permit for motor vehicle repairs.

253-23-BZ—Vol. III

APPLICANT—Samuel Gardstein, for Vernon Terrace, Inc., owner.

SUBJECT—Application reopened July 12, 1949, as Vol. III—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of building.

PREMISES AFFECTED—14-48 East 98th street, west side, 102 ft. 3 $\frac{3}{8}$ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein and Richard Nussbaum.
For Opposition: C. Kandel, M. Kosnetzov, K. Matase, M. Tatz, S. Bordman, A. Tab.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (253-23-BZ—Vol. III)

WHEREAS, Samuel Gardstein for Vernon Terrace, Inc., filed July 12, 1949, an application under section 21 of the zoning resolution, to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of the building, affecting premises 14-48 East 98th street, west side, 102 ft. 3 $\frac{3}{8}$ in. south of East New York avenue (Block 4600, Lots 15 and 23), Borough of Brooklyn; and

WHEREAS, this application was reopened on July 12, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on September 20, 1949, after due notice by publication in the Bulletin;

WHEREAS, the district maps accompanying the zoning resolution show that East 98th street is in a business use, C area and Class 1 height district; East New York avenue is in a business use, C area and Class 1 height district and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1949, acting on Alt. Applic. 1306-45, reads:

"1. The resolution of Board of Standards and Appeals, dated 5/22/45, in acting on Alt. 1306-45 permitted the use of these entire premises for conforming uses for the period of the emergency with the right to revert back to the original use as a garage for more than five (5) cars at the expiration of that period. The present proposal to occupy portions of the building for a conforming use, namely painting shop and to occupy the remaining portion as a garage for more than five (5) cars should therefore be referred back to the Bd. of Stds. and Appeals for its consideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 300 ft. front by 100 ft. in depth, on which is located a building occupying the entire plot, one story, 15 ft. in height, of Class 3 construction, presently vacant on the southerly half of the building, and occupied as a printing shop (conforming use) on the northerly half of the building; that it is proposed to restore the garage use (previously granted by the Board) for which certificate of Occupancy 29634 was issued, in the southerly half of the building; and

WHEREAS, the applicant contends that on July, 1945, the present owners leased the entire building to the Bolinders Diesel Engine Company for the assembly and testing of Diesel Engines, which use was permitted by the Board by resolution dated May 22, 1945; that following this variation the entire premises were occupied by the Bolinders Diesel Company until August 16, 1946, at which time they vacated the northerly half of the building due to reduced government orders for engines, and confined themselves to the southerly half of the building only; that the northern half of the building was then leased to the Newport Press Company for use as a printing shop and it is occupied by them now under a lease which will expire August 31, 1951; that on February 1, 1949, the Bolinders Diesel Engine Company moved out, leaving the southerly half of the building vacant with the result that the owners are suffering a loss of about \$800.00 a month in rental; that the owners are therefore desirous of having the Board grant permission to rent and occupy this vacant half of the building as a storage garage for more than five cars with the privilege of reverting the northerly

MINUTES

half for garage use also upon the expiration of the lease held by the Newport Press Company; that there is a great need for storage garages in the city and in this neighborhood in particular; that the real estate taxes on this building are \$3,750 a year and it would be a hardship to carry half of the building vacant and wait until the expiration of the lease of the other half; and

WHEREAS, this building was permitted to be occupied as a garage in 1923 by resolution of the Board and was so occupied until during the late war when the Board permitted a temporary use for the storage and repair of Diesel engines in the southerly portion without prejudice to the restoration of the former garage use; it now develops that half of the garage toward the north is under lease to the Newport Press Company and this proposal is for the restoration of the use previously granted for garage without repairing in the southerly half of the building.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1923, as amended May 22, 1945, to permit the restoration of the storage garage use in the southerly portion of the building as proposed and as indicated on plans filed with this application marked "Received June 13, 1949" 2 sheets, *on condition* that the existing fire wall shall be maintained and all of the conditions in the resolution adopted June 26, 1923, shall be complied with; that in the event the space now occupied by the Newport Press is vacated upon the termination of their present lease, the applicant may apply for restoration of this space to the garage use.

296-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Gottfried Real Properties, Inc., owner (Sam Gottfried, lessee).

SUBJECT—Application reopened May 17, 1949, as to extension of area and uses—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of existing gasoline service station, showroom for sales and display of autos and parking for five cars so as to be used for gasoline service station, auto showroom for new and used cars, auto repair, brake testing, wheel alignment, lubrication, office and sales of auto accessories, parking and storage of more than five motor vehicles; parking of cars waiting to be serviced, and garage for five cars.

PREMISES AFFECTED—1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81 and 83), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sam Gottfried.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (296-45-BZ)

WHEREAS, Lama, Proskauer and Prober for Gottfried Real Properties, Inc., owner (Sam Gottfried, lessee), filed April 18, 1949 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station, motor vehicle repair shop, showroom and garage for five motor vehicles (previously granted by the Board) to be used as gasoline service station, auto showroom for new and used cars, motor vehicle repair shop, brake testing and wheel alignment, lubrication, office and sale of auto accessories, parking and storage of more than five motor vehicles, parking of cars waiting to be serviced and garage for five

motor vehicles, affecting premises 1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81, 83), Borough of Brooklyn; and

WHEREAS, this application was reopened on May 17, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on September 20, 1949; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue N is in residence and business use, C area, Class 1¼ height districts; Coney Island avenue and the site are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 6, 1949 acting on Alt. Applic. 5088-48 reads:

"2. The proposed alteration and extension of existing gasoline service station, auto repairshop, showroom for sales and display of autos and parking for five cars so as to be used for gasoline service station, auto showroom for new and used cars, auto repair shop, brake testing, wheel alignment, lubrication, office and sales of auto accessories, parking and storage of more than five motor vehicles, parking of cars waiting to be serviced, and garage for five cars on premises located in a business use district is contrary to Art. II, Sect. 41a, of the Zoning Resolution. Note: a portion of these premises were subject to conditional variation of the Board of Standards and Appeals under Cal. 296-45-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, on which is located a building 50 ft. front by 100 ft. in depth, irregular, one story in height, of class 3 construction, used as an auto showroom, office, store, auto repair shop, brake testing and wheel alignment; that there is also a five-car garage, open lifts and a gasoline service station; that the northerly 50 ft. of the site is used for the parking of five motor vehicles; that it is proposed to maintain the present existing 50 ft. by 100 ft. building as an auto showroom, office, store and brake shop and motor vehicle repairs; that it is also intended to maintain the existing five-car garage and open lifts and to extend the present gasoline service station an additional 50 ft. to the north; that the rear of this addition is to be used also for the parking of cars waiting to be serviced and for the parking and storage of more than five motor vehicles; that the existing dispensing pumps are to be relocated; and

WHEREAS, the applicant contends that the most southerly 100 ft. of the site was the subject of Cal. 296-45-BZ to alter said gasoline service station and repair shop; this work was not performed; and

WHEREAS, on November 20, 1945 an application was granted under section 7c to permit the reconstruction and extension of existing gasoline station (previously granted by Board under Calendar Number 1021-25-BZ and 167-34-BZ); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof as to extension of use, 7h as to the parking and storage of motor vehicles and under section 7i as to motor vehicle repairing *on condition* that the premises shall be reconstructed substantially as proposed and as indicated on plans filed with this application marked "Received April 18, 1949," four sheets; that the construction and use of the buildings and premises shall otherwise comply with all laws and rules applicable thereto; that the accessory building, grease lifts and gasoline pumps shall be removed; that new gasoline pumps shall be erected as indicated, not nearer than 10 ft. to the street building line; that the premises where not occupied by buildings and gasoline pumps shall be leveled substantially to the grade of Coney Island avenue and shall be

MINUTES

paved with concrete, tarvia or other reasonably impervious surfacing; that existing curb cuts shall be removed and new curb cuts installed; that three new curb cuts may be installed, each not over 30 ft. in width; that the curbs and sidewalks shall be restored or reconstructed to the satisfaction of the borough president; that there shall be erected along the northerly interior lot line where walls of adjoining buildings do not occur a substantial fence erected on a concrete base; that such fence shall be of the steel picket type or woven wire type with anchored steel posts to a total height of not less than 5 ft. 6 inches above grade; that signs on the building shall be restricted to a permanent sign attached to the building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that greasing and washing as accessory uses shall be maintained within the building and the motor vehicle repairing herein permitted under section 7i shall be by hand tools only except that brake testing and wheel alignment may also be permitted; that any existing uses or signs on the building not hereby permitted shall be discontinued; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that this resolution shall supersede previously adopted resolutions under Cal. 1021-25-BZ, 167-34-BZ and resolution adopted under 296-45-BZ dated November 20, 1945; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

303-49-BZ

APPLICANT—Charles J. Molloy, for M. F. and S. Plumbing Supply Co., owner (Shell Oil Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium and the parking and storage of more than five motor vehicles on unbuilt upon open portion of plot.

PREMISES AFFECTED—73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner (Block 542, Lots 5 and 11), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Charles J. Molloy.

For Opposition: Anthony F. Corrieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (303-49-BZ)

WHEREAS, Charles J. Molloy for the M. F. & S. Plumbing Supply Company, owner, Shell Oil Company, Inc., lessee, filed June 29, 1949, an application under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station to include auto laundry, lubritorium and parking and storage of more than five motor vehicles on unbuilt upon portion of plot, affecting premises 73-05 Beach Channel drive and 251 Beach 73rd street, southwest corner (Block 542, Lots 5 and 11), Arverne, Borough of Queens; and

WHEREAS, a public hearing was held on July 19, 1949 after due notice by publication in the Bulletin, and laid over to September 13, 1949, then to September 20, 1949, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 73rd street is in residence and business use and C area and Class 1 height district; Beach Channel drive is in business and unrestricted use, A area

and Class 1 height districts and the site is in a business use, A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 29, 1949, acting on N.B. Applic. 5772-48, reads:

"1. The erection of a service station, auto laundry, lubritorium, parking and storage lot for more than five motor vehicles, in a business use district is contrary to Art. II, Sec. 4(29) (46) of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.84 ft. front by 93.77 ft. in depth, irregular, on which is located a frame building used as an office and for plumbing supplies, a metal shed and a wood platform; that it is proposed to demolish all structures and erect a building 42 ft. front by 28 ft. 8 in. in depth, one story, 14 ft. 3 in. in height, of Class 3 construction, to be used for lubricating, auto laundry, office and sales of accessories; that it is further proposed to install six 550-gallon gasoline tanks and three dispensing pumps; that it is further proposed to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; and

WHEREAS, the applicant contends that on the premises at present are a shop-worn frame building and two frame sheds now used as a plumbing supply office and yard; that the gasoline station shown on the plans will greatly improve the site; that the location lies between Beach Channel Drive and the elevated Long Island Railroad and is now zoned for business use; that it was changed from unrestricted in December, 1939, and the present owner acquired title before the zoning change; that the property is somewhat isolated being separated from the residential section south of the railroad overpass by an area known as a "freeway" which runs beneath the railroad; that the use applied for will not be detrimental to the surrounding neighborhood; that the north side of Beach Channel Drive is still zoned as unrestricted and there is a gasoline station directly across Beach Channel Drive on the northwest corner of Beach Channel Drive and Beach 73rd street; and

WHEREAS, the applicant further advises the Board that the subject premises have been leased by the owner to Shell Oil Company, Inc. who will operate the proposed gasoline station itself unless able to find a suitable lessee who will maintain the high standard of operation maintained by Shell; that if, however, the Shell Company is successful in locating such a lessee, the premises will then be sublet; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the premises to be occupied as proposed as a gasoline service station, and under Section 7h to be occupied for the same term of years for parking and storage of more than five motor vehicles as accessory thereto, *on condition* that all the buildings and uses now on the plot shall be removed and the plot shall be levelled and arranged substantially as indicated on plans filed with this application marked "Received June 29, 1949," 4 sheets, *on condition* that the accessory building shall be constructed, designed and arranged substantially as indicated and shall comply with the requirements of the Building Code; that if any heating room is constructed, it shall be enclosed with fireproof materials separated from the balance of the building and enterable only from the outside; that pumps erected shall be not nearer than 10 ft. to the street building line; that the number of gasoline storage tanks shall not exceed six (6) 550 gallon tanks; that on the building line to the west and south there shall be erected a substantial woven wire fence of the chain link type, erected on a concrete base, to a total height of not less than 6 ft.; that curb cuts shall be restricted to two curb cuts each not exceeding 30 ft. in width and erected not nearer than 10 ft. to the side lot lines

MINUTES

as prolonged; that planting areas shall be maintained as proposed with suitable planting and shall be protected with concrete curbs not less than 6 in. in width and 6 in. in height; that the balance of the plot where not occupied by the accessory building and pumps shall be paved with concrete or asphalt or other reasonably impervious paving; that the curbing at sidewalk shall be constructed or restored to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the proposed accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line where indicated of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the parking and storage of motor vehicles may be permitted on such portions of the plot as are to be unbuilt upon, provided proper aisles are allowed to permit easy entrance and egress and access to the gasoline pumps and to the accessory building; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

359-49-BZ

APPLICANT—Lama, Proskauer, and Prober, for John Harnett, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i, 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing motor vehicle repair shop and used car sales building, and to permit the parking of more than five (5) motor vehicles waiting to be serviced in open portion of lot in rear.

PREMISES AFFECTED—27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and John Harnett.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-49-BZ)

WHEREAS, Lama, Proskauer and Prober for John Harnett, owner, filed April 26, 1949 an application under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing motor vehicle repair shop and used car sales building and to permit the parking of more than five motor vehicles waiting to be serviced in open portion of lot in rear, affecting premises 27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on September 20, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Astoria boulevard, 21st street and the site are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated April 19, 1949 acting on N. B. Applic. 54-49 reads:

"1. The reconstruction and extension of an existing auto repair shop and used car sales building so as to be used for auto repair shop, used car sales and the open

parking of more than five cars waiting to be serviced on premises located in a business use district is contrary to Art. II, Sec. 4a of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 36 ft. frontage by 85.27 ft. in depth, irregular, on which is located a building 21 ft. 4 in. front by 32 ft. in depth, one story, 14 ft. in height, of class 1 construction, used as a repair shop and office and for sale of used cars; that there is also a one-story frame office and a one-story frame shed for which C.O. 31017-44 has been issued; that it is proposed to remove all buildings on the lot and to erect a building 36 ft. by 40 ft., one story, 15 ft. 2 in. in height, of class 3 construction, to be used as a repair shop, office, used car sales and for the parking of more than five motor vehicles waiting to be serviced in the rear of the premises; and

WHEREAS, the applicant contends that the premises are presently developed with a one-story frame building 21 ft. 4 in. by 32 ft., used for used car sales and auto repairs; that this building was erected before 1932; that Alt. 6524-38 was issued by the Building Department on the basis of a Fire Department letter, dated September 30, 1938 which indicated the above use was established in 1932; that C. O. 4286 was issued for the above use; that Alt. 401-44 was issued for a repair shop and used car sales and C. O. Q31017 was issued for this use; that Alt. 712-48 was approved to remove the old frame building and construct a larger concrete block building; that the foundations for this building were partly installed; that this permit was revoked by the Building Department October 26, 1948; that it is the intention of the owner to remove all present buildings on the premises and erect a new 36 ft. by 40 ft. concrete block and brick class 3 building to be used for the same use as previously, used car sales and auto repairs and to use the rear of the premises for the storage of more than five cars waiting to be serviced; that inasmuch as a legal repair shop permit now exists the same use will be continued and the community will not be affected; that the removal of the frame sheds and buildings and the replacement with a modern building will eliminate a fire hazard and also improve the appearance of this street; that there are other non-conforming uses in the area, block 885, lots 1 and 42 are occupied by a lumber yard; 21st street is a heavily trafficked auto highway and the proposed building will be entirely in keeping on this street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution; and

WHEREAS, the records indicate that the premises have been continuously in a business use district and that the premises had been occupied prior to zoning as a blacksmith shop; that affidavits had been filed with the Department of Housing and Buildings in 1931 to substantiate the fact that the premises had been continuously used up to that date not only as a blacksmith shop but also as motor vehicle repairing and that thereafter C. O. Q31017 was issued based on the above record.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the construction and use of the building substantially as proposed and as indicated on plans filed with this application marked "Received April 26, 1949" as a motor vehicle repair shop and for the sale of used cars and to permit the unbuilt upon portion at the rear to be occupied for the parking and storage of more than five (5) cars including cars awaiting repairs or delivery *on condition* that the existing building shall be removed and the proposed building shall in all other respects comply with all laws, rules and regulations applicable thereto; that no windows shall be erected on the side walls to the north or south; that the unbuilt upon area to the rear shall be suitably paved and drained; that substantial fences shall be maintained on the interior lot lines where walls of adjoining buildings do not occur; that such fences shall be either solid board fences or masonry to a height of

MINUTES

not less than 5 ft. with no openings from such fences to adjoining premises not under the same ownership; that no repairing shall be done except within the building excluding repairing on the street and in the rear unbuilt upon portion of the premises; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; that curb cuts shall not exceed one curb cut not over 26 ft. in width; that there shall be no cellar under the premises except that there may be a space erected in the cellar separated from the balance of the building by fireproof construction for a heater room only as proposed with exit from the exterior; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

402-49-BZ

APPLICANT—Simeon Heller, for Queens Ave. Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles to be operated in conjunction with existing garage (previously granted by Board) using more than permitted area.

PREMISES AFFECTED—45-79 163rd street, east side, 93.66 ft. north of 46th avenue (Block 5442, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. Lievendag and D. R. Sirota.
For Opposition: Joseph Lonardo, Nancy Bondanza, Isabel Thompson, Walter Kudla, Theodore H. Werner, Henry B. Greenan, Henry Janssen, Edward R. Banks, Vera H. Kudla, Genevieve McKenna and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Quinee 4

THE RESOLUTION (402-49-BZ)

WHEREAS, Simeon Heller, for Queens Avenue Realty Corp., owner, filed May 24, 1949, an application under sections 7e and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, to be operated in conjunction with existing garage (previously granted by Board), using more than permitted area, affecting premises 45-79 163rd street, east side, 93.6 ft. north of 46th avenue (Block 5442, Lot 1), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 163rd street and 164th street are in business and residence use, D area, Class 1 height districts; 46th avenue and site are in business and residence use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1949, acting on N. B. Applic. 2294/49, reads:

"1. Construction of a garage in Residence and Business use districts is contrary to Art. II, Sects. 3 and 4.

2. Construction of a building in a 'D' area district occupying more than 55% for an interior lot is contrary to Art. IV, Sect. 14."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building 40 ft. front by 100 ft. in depth, one story 13 ft. in height, of Class 3 construction,

to be used as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the adjoining property at the rear, to the east, is a garage granted by the Board under Cal. 1066-25-BZ and amended by the Board under Cal. 74-28-BZ; that the present garage to the rear is located on the northeast corner of 46th avenue and 164th street and is owned by the same owner who is proposing to erect the new structure; that the two buildings will be connected by a fireproof door having a three-hour rating; that present garage facilities in the neighborhood have proven inadequate; that the Telephone Company uses the present garage for its local service cars because of its central location; that these cars are at present stored at night in the circulation area of the garage and must be kept in the street until the garage is ready to close for the night; that this has created a local traffic problem on 46th Avenue, 163rd and 164th streets; that the entrance to the new garage will not be used as an entrance to the existing garage but will only be used for the overnight storage in the new building, which means that the cars will be entering or leaving only early in the morning and in the evening; that it would divert some of the traffic from the present garage and therefore reduce the hazard thereof; that the connection between the existing and the new buildings will be chiefly for convenience rather than a means of circulation; that only cars which are to be serviced will be taken from one building to the other; that the adjoining property to the north on which is an existing one-family house is on a high terrace and its windows will overlook the roof of the new building, so that the occupancy of the entire plot by the new building will not cut off any light or air from the house, as it is proposed to construct the new garage at street level; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision e as to use and that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief as to use and area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated May 2, 1949 acting on N. B. Applic. 2294-49 be and it hereby is affirmed and the application be and it hereby is denied.

410-49-BZ

APPLICANT—Alfred H. Ryder, for John T. & Bertha E. Hiller, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—425 Autumn avenue, east side, 205 feet south of McKinley avenue, (Block 4180, part of Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred H. Ryder and John T. Hiller.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (410-49-BZ)

WHEREAS, Alfred H. Ryder, for John T. and Bertha E. Hiller, owners, filed May 26, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years, affecting premises 425 Autumn avenue, east side, 205 feet south of McKinley avenue (Block 4180, part of Lot 18), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 20, 1949, after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that McKinley avenue is in a residence use, C area and Class 1 height district; Autumn Avenue is in residence and business use, C area and Class I height districts; the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1949, re Alt. Applic. 1138-49, reads:

"1. Parking and storage of motor vehicles in a Residence District is not permitted by Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. front by 102 ft. in depth, on which is located a two-story frame dwelling, one-car garage in rear of plot and on the southerly portion of the plot, parking and storage of motor vehicles; that it is proposed to maintain the southerly portion of the plot, 45 ft. front by 102 ft. in depth, for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that these premises have been in continuous use as a parking lot since May 10, 1934, when letter permit No. 152 (filed in record) was issued by the Commissioner of Buildings, Brooklyn, for this use; that at that time this property was zoned for business use; that in 1941, these premises along with considerable other property in the neighborhood was rezoned from business to residential; that on December 9, 1947, Violation Z-241/47 was served on the owner, directing him to discontinue the use of these premises as a parking lot; that garages and off-street parking facilities are critically scarce in this general area; that a majority of the houses in the neighborhood are of the attached type in which it is impossible to provide garages; that it is respectfully requested that permission for this necessary use be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received May 26, 1949," three sheets, and revised plan showing the existing and proposed conditions as to parking spaces and fencing marked "Received September 17, 1949" *on condition* that the fences as indicated on such revised plan marked "Received September 17, 1949" shall be maintained; that the curb cut to Autumn avenue shall not exceed 10 ft. and that a permit to maintain a carriageway across the sidewalk shall be obtained; that the number of cars shall be in accordance with the requirements of the Commissioner of Licenses; that during the term of this variance this portion of the lot shall be occupied for no use other than the parking and storage use herein permitted; that no signs shall be erected except that there may be a sign erected on the fence near the entrance but not extending over the building line and not illuminated, advertising only the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that adequate wood bumpers shall be maintained substantially as indicated and as proposed for protection to the adjoining building and the fencing; that the parking and storage shall be limited to pleasure cars only; that letter of May 10, 1934 purporting to grant permission for parking shall be rescinded as of no lawful effect; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

413-49-BZ

APPLICANT—Schuman and Lichtenstein, for 119-20 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building into the residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Simon N. Alderman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (413-49-BZ)

WHEREAS, Schuman & Lichtenstein, for 119-20 Corporation, owner; Rogers Drug Co., lessee, filed May 20, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in residence and local retail use districts, the extension of an existing building into the residence use portion of the plot, affecting premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lots 22, 27, 29, 31), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949, for inspection by the Board, then laid over to September 20, 1949, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick boulevard is in a local retail use, D area and Class 1 height district; Victoria road and the site are in residence and local retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1949, acting on Alt. Applic. 487-49, reads:

"1. The extension of a business building partly into a residence district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 140.37 ft. front by 198.29 ft. in depth, irregular, on which is located a building 140.37 ft. front on Merrick boulevard and 90 ft. in depth (irregular) one story 15 ft. in height of Class 3 construction, presently used for storage of drugs, offices and manufacturing, for which Certificate of Occupancy 32764/45 was issued; that it is proposed to construct an extension in rear of existing building, 73 ft. by 95 ft., irregular, one story, 15 ft. in height, of Class 3 construction, to be used by Rogers Drug Company (lessee); and

WHEREAS, the applicant contends that the 119-20 Corporation, as holding corporation, and the Rogers Drug Co., as the lessee and present occupancy, have identical officers; that in 1945 the use of the structure was changed by the present occupant to storage of drugs, offices and manufacturing; that a Certificate of Occupancy to this effect was obtained May 21, 1945; that since that date the business has expanded enormously, employees increased and the premises equipped with the latest merchandise handling and conveying equipment; that additional space has become mandatory to the life of the business; that the impossibility of locating adequate space in the immediate vicinity, the extensive investment in handling and conveying equipment installed in these premises, together with the established nature of the business at its present location, make it imperative that extension of space be used at the subject site; that the vacant parcel to the west of the present building, the subject of this appeal, is partly in a local retail and partly in residence use districts; that a considerable portion of the topography of

MINUTES

the plot is depressed and heavy rainfall turns the area into a miniature lake; that this condition creates a hazard for the neighborhood children and is detrimental to the health of the residents; that the improvement of this site will alleviate this condition and enhance property values; that under the proposed arrangement all manufacturing will be eliminated; that the shipping and receiving areas will be confined to Merrick Blvd.; that there will be no show windows, signs or displays of any kind on the proposed addition and the extensive front and rear setbacks will permit proper landscaping; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit extension of the building and use into a more restricted district, substantially as proposed on plans filed with this application marked "Received May 20, 1949," 6 sheets, but in accordance with the revised plan marked "Received September 6, 1949," 1 sheet, as to the location of the proposed extension, *on condition* that the proposed extension shall comply in all other respects with all laws, rules and regulations applicable thereto; that there shall be erected on the street building line of Victoria road and Merrick boulevard a substantial steel picket fence erected on a concrete base not less than 5 ft. in height with no vehicular openings therein and no other openings except one for exit purposes as shown to Victoria road not exceeding 3 ft. 8 in. in width; that along the northerly interior lot line there shall be erected a similar picket or woven wire fence with anchored steel posts erected on a cement base of similar height and with no openings therein; that the space proposed to be left unbuilt upon shall be kept landscaped with suitable material and lawn; that there shall be no openings to this space from the proposed extension except one for exit purposes on the southerly side as indicated not over 3 ft. 6 in. in width; that any windows erected along the wall shall be as proposed to a total height of not less than 5 ft. above grade; that all permits shall be obtained and all work complete within one (1) year from the date of this resolution.

420-49-BZ

APPLICANT—New York Water Service Corp., for Mrs. Lucy Soviero, owner, (New York Water Service Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7d of the zoning resolution, to permit in a residence use district, the construction and maintenance of a well vault and sub-surface electrically operated water pumping station (water works).

PREMISES AFFECTED—80-28 Park Lane South, southwest corner of Forest Parkway, (Block 8851, Lot 321), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Homer F. Gardner, Bernard Sclove, Edgar W. Moore and James Ciaggio.

For Opposition: John Pasta, Bernard Graham, Margaret Rogers, Margaret Mueller, Isabella Probst, Elizabeth Szalai, Mary E. Doyle, Anna Farrell, Arthur S. Gillard, Mildred Marcus and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Office of Borough President.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (420-49-BZ)

WHEREAS, New York Water Service Corp., for Lucy Soviero, owner, filed May 31, 1949, an application under sections 21 and 7d of the zoning resolution, to permit in a residence use district, the construction and maintenance of a well vault and sub-surface electrically operated water pumping station (water works), affecting premises 80-28 Park Lane South, southwest corner of Forest Parkway (Block 8851, Lot 321), Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Park Lane South, Forest Parkway, 85th avenue and the site are in a residence use, C area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1949, re N.B. Applic. 1047-49, reads:

"1. The erection of a well-vault to house electric motor and miscellaneous equipment in a residence use district is contrary to Art. 2, Sec. 3, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 100.10 ft. front by 41.64 ft. in depth, presently vacant; that it is proposed to construct a well vault 11 ft. front by 12 ft. deep, 1.0 ft. in height above the ground, of Class 1 construction, to provide a new well and electrically operated sub-surface water pumping station in connection with water works located about 75 feet west of the west side of Forest Parkway and 23 feet south of the south side of Park Lane South; and

WHEREAS, the applicant states that the water supply is taken from wells located in various parts of the community and pumped into the distribution system and into two balancing reservoirs located on the east side of Woodhaven boulevard, a short distance north of Park Lane South; that prior to 1932 the Aqueduct Pumping Station and Well Field located in the southern part of the city, near the intersection of Centerport avenue and the Long Island Railroad was rated as capable of supplying 8.0 million gallons per day of water demanded in this area; that gradual intrusion of salt into this well field progressively limited its capacity to 4.6 million gallons per day and finally forced its abandonment in December, 1948; that to replace the capacity lost in the abandonment of this well field and pumping station, the water company has conducted extensive exploration to determine satisfactory sites for replacement wells; that the subject site has proven satisfactory by a test well and meets all the necessary requirements; that because of the highly developed character of the locality, it is the only available piece of vacant property in the desired area; that the proposed well and pumping station is intended to replace 0.8 to 1.0 million gallons per day of the supply lost with the Aqueduct Well Field; that the construction of the wells to replace the Aqueduct supply has been approved by the State Water Power and Control Commission; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision d, of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1047-49, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

436-49-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution,

MINUTES

to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of existing gasoline service station.

PREMISES AFFECTED—1548-1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway (Block 1266, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (436-49-BZ)

WHEREAS, Albert E. Deer, for Esso Standard Oil Company, owner, filed June 6, 1949, an application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of an existing gasoline service station, affecting premises 1548-1564 Bedford avenue, west side, from Eastern parkway to Union street; 1125 Union street and 398 Eastern parkway, (Block 1266, Lot 36), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949 for inspection and decision by the Board without further argument, then laid over to September 20, 1949, for applicant to file revised plans showing the 30 ft. space along the parkway and planting according to the State Law; and

WHEREAS, the district maps accompanying the zoning resolution show that Eastern parkway and Union street are in residence and business use, B area and Class 1¼ height districts; Bedford avenue and the site are in a business use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 6, 1949, acting on B.N. Applic. 1493-48, reads:

"1. Proposed parking & storage of more than 5 cars in a business district in conjunction with a Gasoline Selling Station, without a separation is considered an extension of a nonconforming use and is contrary to Art. 2, Sect. 4a-46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 192 ft. front by 100 ft. in depth, on which is located a gasoline service station with two accessory buildings, 57 ft. 3 in. by 24 ft. 6 in., one story in height and 33 ft. 2 in. front by 24 ft. ½ in. in depth, one story in height, used as an office, lubritorium and auto laundry, for which Certificate of Occupancy #56453/29 has been issued; that it is proposed to use the open portion of the existing gasoline service station for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the proposed work consists of establishing the parking lot use with no change to any existing curb cuts, buildings or gasoline system; that proper aisle spaces for the parking of cars will be maintained and a 6 in. by 6 in. bumper provided along the rear or westerly lot line; that there is need for parking for these two heavily trafficked arteries as well as for the sporting events at Ebbetts Field and the surrounding multiple dwellings and apartment houses; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application

be and it hereby is *granted* under section 7h for a term of ten (10) years, to permit the portion of the premises where unbuilt upon to be occupied for the parking and storage of motor vehicles as an accessory to the gasoline station substantially as proposed and as indicated on plans filed with this application marked "Received June 6, 1949," 3 sheets, and one sheet showing parking spaces marked "Received June 30, 1949," and one plan showing alterations to the space within the 30 ft. of the required setback marked "Received September 19, 1949," on condition that no additional curb cuts to the premises shall be constructed; that within the intersection of Eastern parkway and Bedford avenue there shall be a block of concrete extending for a distance of not less than 5 ft. along Bedford avenue and 4 ft. along Eastern parkway from the intersection, such block of concrete may be segmental in shape but not less than 12 in. in height; that proper aisles shall be maintained at all times for access to the gasoline pumps and the accessory building and also so arranged so as to not block the entrances and exits to the streets; that the existing 12 ft. high wall on the westerly lot line may be reduced as now existing to approximately 5 ft. within 30 ft. of the building line of Eastern parkway; that the planted areas shall be maintained as indicated on such revised plan marked "Received September 19, 1949," and properly protected with concrete curb as proposed, 8 in. in width and 8 in. in height above grade; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

461-49-BZ

APPLICANT—Joseph F. J. Jakubowsky, for 1680 Coney Island Avenue Realty Corporation, owner (Miller Venetian Blind Company, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district, the extension in height of existing commercial structure, by addition of one (1) story, using more than area permitted.

PREMISES AFFECTED—1680-1688 Coney Island avenue and 1013-1023 Roder (Ryder) avenue, northwest corner, (Block 6575, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph F. J. Jakubowsky and Ned Miller.

For Opposition: Benjamin Spector, Emanuel Lurio, Julius Sincoff, Martin E. Lubarsky, Rose Pirrotto, Sarah Cutter, Beril Waxman, H. Shiller, Harry Goldstein and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (461-49-BZ)

WHEREAS, Joseph F. J. Jakubowsky, for 1680 Coney Island Avenue Realty Corp., owner; Miller Venetian Blind Co., lessee, filed June 13, 1949, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension in height of existing commercial structure, by addition of one (1) story, using more area than permitted, affecting premises 1680-1688 Coney Island avenue, 1013-1023 Roder avenue (Ryder ave.), northwest corner, (Block 6575, Lot 25), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 20, 1949, after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that Coney Island avenue is in a business use, C area and Class 1¼ height district; Roder avenue is in business and residence use, C area and Class 1¼ height districts; East 10th street is in a residence use, C area and Class 1¼ height district and the site is in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 23, 1949, as to Alt. Applic. 1288-48, reads:

"1. The proposed extension of the third story of an existing building, located in a 'C' area district, to occupy the entire area of the lot, is contrary to Art. II, Sec. 13b of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 80 ft. 2½ in. front, 111 ft. 11¾ in. rear by 100 ft. in depth, irregular, upon which is located a building of Class I construction, two stories in height, covering the entire plot; that it is proposed to erect an additional story to the existing structure covering the entire area of plot; and

WHEREAS, the applicant contends that the subject building was constructed in 1927 under NB 9580/26; that these approved plans and NB application specified a three story building, but the building was temporarily stopped and roofed over at the third floor slab, although elevators and stairs were carried up to the full height for a three story building, and column splices and other necessary provisions were made for the later completion of this third story; that attention is called to the fact that the official plans and application for the three story building remained unchanged and that apparently, through error, a Certificate of Occupancy #50245, dated 4/24/28 was issued for the full three-story building, although the third story had not been completed; that amended plans are on file in the Building Department dated 11/1/27 specifying that two stories of the building are to be constructed under the initial construction contract, but the accompanying amendment application specifically includes approval of the full three-story building; that in 1939 the owner of subject premises moved his business from his former premises, 1646-52 Coney Island avenue (7 buildings north of subject site) and increased operating expenses which were made in good faith based on the following principal facts: that the old premises lacked expansion possibilities consistent with increasing business; that the new premises fulfilled immediate requirements plus expansion possibilities of approximately 10,000 sq. ft. of floor space by completing the third floor; that this promise for future expansion was substantiated by the approved building plans, the Certificate of Occupancy which already included the third story and the fact the building had been so constructed that the third story could be completed at a reasonable cost; that the move would involve a loss in business, but the proximity of the two locations permitted salvaging a sufficient percentage of the old business to serve as a firm foundation for further business effort and continued expansion; that, furthermore, the owner acted in good faith in accepting the certificate of occupancy for the three-story building and based thereon negotiations were made for these new quarters at a greatly increased rental from 1939 to 1944 when the building was purchased at a very considerable investment; that furthermore, to provide for this future third story considerably increased the construction cost and was taken into account by the present owner and was reflected in the purchase price; that the existing structure as built is not capable of carrying a setback wall and the alterations necessary to permit construction of same for the third story are expensive enough to increase the cost beyond a reasonable and practical one for the additional space obtained; that therefore, if the owner is unable to carry up the existing construction for a full floor, it would be impractical to attempt any partial floor construction; that it has recently been discovered that there is a nonconforming use being made of the premises by Midway Motors, Inc., tenants of the southerly half of the first floor, under a lease made with the former owner,

which lease makes the lessee responsible for compliance with all governing codes and ordinances; that the owner has never received notice or advice regarding this nonconforming use, but now that it has been brought to his attention is taking action to force the lessee either to change the occupancy to conforming use or to vacate the premises; that the request for approval for the completion of the entire third floor as per the original plans will benefit the public welfare and be of no detriment or disadvantage to the public; that the present structure capped off above the second floor with elevator and stair shafts, etc., protruding upward is a detriment to the appearance of the neighborhood, whereas the completion of the building as proposed would turn this site into a modern fireproof three-story building consistent with the rapid development and future possibilities of this principal business thoroughfare; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the application had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of the building for the area as proposed and as formerly permitted and as indicated on plans filed with this application marked "Received June 13, 1949," 16 sheets, *on condition* that, in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that beyond the building line to the west where an easement exists there shall be no construction except as permitted under such easement a copy of which shall be filed with the Borough Superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be further increased in height or area; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

475-49-BZ

APPLICANT—Charles E. Greenberg, for William Santini, Patrick Walsh and Mary Walsh, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7A, 7(c) and 21 of the zoning resolution, to permit in a business and residence use and "B" area district, the erection of a one (1) story commercial building (U.S. Post Office), covering more than the permitted area in the residence use "B" area district; and with entrances more than the permitted distance from the intersection.

PREMISES AFFECTED—2-10 East 190th street, south side, 39.30 ft. east of Jerome avenue (Block 3189, Lots 14 and 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles E. Greenberg, Louis Gershel, Patrick Walsh and Leo Hess.

For Opposition: Bertram Boardman, J. R. Gereghty, C. W. Gray, Howard W. Snyder, Gulian V. Ellis, Dorothy A. Hockler, S. J. Van Horn, Alice E. Lueckel, Addie M. Gray and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (475-49-BZ)

WHEREAS, Charles E. Greenberg, for William Santini, Patrick Walsh and Mary Walsh, owners, filed June 20,

MINUTES

1949, an application under sections 7A, 7c and 21 of the zoning resolution, to permit in business and residence use and B area districts, the erection of a one-story commercial building (U. S. Post Office) covering more than the permitted area in the residence use "B" area district and with entrances more than the permitted distance from the intersection, affecting premises 2-10 East 190th street, south side, 39.30 ft. east of Jerome avenue (Block 3189, Lots 14 and 17), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on September 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jerome avenue is in business and retail 1 use, B area and Class 1½ height districts; East 190th street is in business and residence use, B area and Class 1¼ height districts; East 188th street is in a retail 1 use, B area and Class 1¼ height district; Morris avenue is in retail and residence use, B area and Class 1¼ height districts and the site is in business and residence use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1949 re N.B. Applic. 461-49, reads:

"1. Proposed commercial structure to be built partially within a Residence use district and partially in a Business use district is contrary to Article 2, Section 3 of the Zoning Resolution.

2. Portion of structure located in the Residence use 'B' area district will occupy more than 65% of area of lot in such district. Article IV, Section 12(b), Zoning Resolutions.

3. Door openings do not comply with Section 7-A, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 115.12 ft. front by 100 ft. in depth, irregular, occupied by two one-family frame dwellings (to be demolished); that it is proposed to erect a building 115.12 ft. front by 100 ft. deep, one story, 15 ft. in height, of Class 3 construction, to be used as a commercial building (U. S. Post Office); and

WHEREAS, the applicant contends that the lot in the rear, the sides of which lot on the site in question, is 156 ft. in depth from Jerome avenue and is in both business and residence use districts; that it is occupied by an eight-story factory and storage building, which extends into the residence use district; that this building is built up to the side lot line with no opening or windows in the side lot line walls; that the premises to the east on East 190th street is occupied by a five-story multiple dwelling fronting on East 190th street and Morris avenue; that the yard is opposite the East 190th street front and opens on Morris avenue; that there is a side court along the west lot line adjacent to the east lot line of the site under appeal; that this court is 6 ft. wide and runs from East 190th street to the rear yards; that the sills of the first floor windows facing on this court are approximately 9 ft. above grade of East 190th street; that the proposed one-story structure will not impair the light or ventilation of the existing multiple dwelling and neither will it interfere with block ventilation; that any other structure than the one planned would reduce such light and ventilation because a greater height is permissive; that the proposed structure will not interfere with the light and ventilation of the existing eight-story structure in the rear, since that building is built to the rear lot line with no openings in the wall thereof; that both the multiple dwelling to the east and the eight-story structure in the rear presently occupy a greater area than is now permitted by existing zoning regulations; that permission is also requested for the use of two 3 ft. wide doors at the center of the proposed structure as indicated for the entrance to the proposed Post Office as this is a basic requirement for their sub-stations; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7,

subdivision c, and section 7A as to use, and that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to use and extension of area coverage and was, therefore, not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, dated June 15, 1949 acting on N.B. Applic. 461-49 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS.

92-49-A

APPLICANT—Lama, Proskauer and Prober, for Almont Garages, Inc., owner (Taxi Terminal Garage, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m., at request of the applicant for report from applicant as to elimination of repairing work now carried on on the 2nd floor.

194-49-A

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m., at request of the applicant, to furnish revised plans to include Lot 56 and a new decision of the borough superintendent.

282-49-A

APPLICANT—Lewyt Corporation, for Gretsches Building No. 4, Inc., owner (Lewyt Corporation, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsches Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Tanen and Charles M. Shapiro.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to October 11, 1949 at 10 a.m., for inspection by a committee of the Board.

568-49-A

APPLICANT—Irving M. Fenichel, for Dorian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—2845-2885 (2863 displayed)
West 6th street, northeast corner of Sheepshead
Bay road (Block 7271, Lots 11 and 26), Borough of
Brooklyn.

APPEARANCES—

For Applicant: Rubin E. Parker.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1949 at
10 a.m., at request of the applicant's representative.

154-49-A

APPLICANT—Beth Israel Hospital Association, owner.

SUBJECT—Appeal from a decision re an order of the fire
commissioner.

PREMISES AFFECTED—10-17 Livingston place, east
side, from East 16th street to East 17th street, 323
East 16th street and 330 East 17th street (4th
floor); (Block 922, Lot 46), Borough of Man-
hattan.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

APPLIANCES SUBMITTED FOR APPROVAL.

482-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Conversion Burner No. 94, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (482-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 12, 1948

Re: Cal. 482-46-SA.

Subject: Bryant Conversion Burner No. 94; approval of.

Bryant Heater Company, 122 East 42nd Street, N. Y. C.,
filed June 27, 1946 an application with the Board of Stand-
ards and Appeals for approval of the Bryant Conversion
Burner No. 94 under the provisions of Article 12 Sub.
article 1 and C26-191.0a of the Administrative Building
Code.

Description

These burners are designed for the conversion of a furnace
or boiler to gas fired operation to be used with natural,
manufactured and mixed gases.

The jacket is of sheet steel 42 inches long 6 $\frac{1}{8}$ inches high
and 11 inches wide with a semi circular shape at outside
end. Ten inches from the end is an adjustable door with a
minimum opening of 2 $\frac{1}{16}$ inches by 9 $\frac{2}{8}$ inches which
controls the primary and secondary air. The burners are
two semi circular cast-iron burners 16 inches O.D. and
2 $\frac{3}{4}$ inches wide having 165 No. 27 DMS ports for natural and
mixed gases and an 11 $\frac{1}{8}$ inches long injection tube with a
mixer face located at top of tube. A 1 $\frac{3}{16}$ inch throat is located
3 $\frac{3}{16}$ inches from the front of the injection tube. For manu-

factured gas the burners has 165 No. 40 DMS ports. These
burners also have the injection tube with mixer face and
throat.

In the center of the burner twelve 13 $\frac{1}{16}$ inch high by 4 $\frac{5}{8}$
wide at top by 1 $\frac{3}{4}$ wide at bottom radiants form a circle.
The Pilot is located between the two burners. The hori-
zontal distance from ignition port to burner port is 15/16
and the injection port is level with burner port.

The accessories consist of: for manufactured gas, 1 inch
Pittsburg 103-10 Regulator, 1 inch. Bryant AL Gas Valve
and a Bryant powerstat; for natural gas, $\frac{3}{4}$ inch Pittsburg
103-10 Regulator, 1 inch Bryant AL Gas Valve and a
Bryant Powerstat.

This burner has been approved by AGA under No.
20-20-1.001.

Inspection and Test

A Model 23 Bryant Conversion Burner No. 94 was in-
spected and tested December 10, 1947. Present at the test
were Commissioner Charles M. Blum and Chief Engineer
L. V. Huber, Committee on Test and Mr. H. M. Laundon,
Jr., representing the applicant. The unit operated without
a defect.

Recommendation

On the basis of the above data and the inspection and test,
the Committee on Test recommends the approval of Bryant
Conversion Burner No. 94 under C26-191.0 for use in
N. Y. C. in other than garages or explosive atmospheres
when installed in accordance with this report and the re-
quirements of Article 11 Sub-article 1 of the Administrative
Building Code provided the appliance bear a label perma-
nently affixed reading "Approved by the Board of Stand-
ards and Appeals for use in N. Y. C. under Cal. #482-46-
SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby *approve* this appliance in accordance with the above
report.

489-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-fired Steam or Water Boiler, Model
630, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (489-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 11, 1948

Re: Cal. 489-46-SA.

Subject: Bryant Gas Fired Steam or Water Boiler Model
630, approval of.

Bryant Heater Company, 122 East 42nd Street, New
York City, filed June 27, 1946, an application with the
Board of Standards and Appeals for approval of the Bryant
Gas Fired Steam or Water Boiler Model 630 under the
provisions of Article 12, Subarticle 1 and C26-191.0a of the
Administrative Building Code.

MINUTES

Description

Model 630 is made up in fifteen sizes differing only in BTU input

Boiler	# 8 —	888,000
"	# 10 —	1,110,000
"	# 12 —	1,332,000
"	# 14 —	1,554,000
"	# 16 —	1,776,000
"	# 18 —	1,998,000
"	# 20 —	2,220,000
"	# 22 —	2,442,000
"	# 24 —	2,664,000
"	# 26 —	2,886,000
"	# 28 —	3,108,000
"	# 30 —	3,330,000
"	# 32 —	3,552,000
"	# 34 —	3,774,000
"	# 36 —	3,996,000

The Model 630 Bryant Boiler is designed to burn gas and has a battery of cast iron sections used as a heat exchanger. It has cast iron raised and drilled port burners. The cast iron burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of cast iron heat exchanger sections and are then piped by a flue connected at the top of the heater to a chimney or flue leading to the outside air. Heated water produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means. The gas supply is controlled and passes through first a pressure regulator and then to a snap valve. This snap valve is controlled by an electric magnetic valve wired in series with a thermostatic safety pilot and under the control of a room thermostat and also the thermostatic pilot circuit. In addition, there is a gas actuated high limit control which regulates the boiler water temperature independently of the room thermostat and also acts as a safety control.

The only difference between the water and steam as described above is that the steam produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means.

The jacket of the boiler is of sheet metal and is insulated on front, sides rear and top by means of 1" asbestos.

This boiler has the approval of the AGA under No. 4-15,211 dated September 11, 1942 and amended April 29, 1944 and November 14, 1944.

Inspection and Test

A Model 26-S was inspected and tested December 10, 1947, present at the test were Commissioner C. M. Blum and Chief Engineer L. V. Huber, of Committee on Test, and Mr. M. H. Laundon, Jr., representing the applicant. The unit operated without a defect.

Recommendation

On the basis of the above data and the inspection and test the Committee on Test recommends the approval of the Bryant Gas Fired Steam or Water Boiler Model 630 under C26-191.0 for use in New York City in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Article 1, Subarticle 1, of the Administrative Building Code, provided the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 489-46-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 1:20 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 1949.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

37-49-A

APPLICANT—The American-Scandinavian Foundation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan.

APPEARANCES—

For Applicant: T. K. Roche and Richard H. Andrews.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (37-49-A)

WHEREAS, The American-Scandinavian Foundation, owner, filed January 21, 1949 an appeal from a decision of the borough superintendent, affecting premises 116 East 64th street, south side, 150 ft. east of Park avenue (Block 1398, Lot 166), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated January 3, 1949 as to Alt. Applic. 2489-47 reads:

"Your recent request for deferment of action on the Zoning Violation at the above location brought about a review of the Alteration Application which was approved on January 27, 1948. It is noted that no permit was applied for or issued. The application was made to legalize the use of this building for administrative offices for a charitable institution, statements being made on the original application and amendment that this was in fact a charitable institution.

Review of your charter, constitution and by-laws, and letters from the Secretary of the Treasury and Office of the Comptroller, City of New York, in support of such claim fail to establish that the proposed use is either philanthropic or eleemosynary. At most it merely establishes a non-profit enterprise, organized for educational purposes and as such, exempt from certain local and Federal Taxes.

Since the proposed use is not one of the permitted, specified uses under Article II, Section 3 of the Zoning Resolution, it is necessary to revoke the approval of Alteration Application 2489-47 and it is therefore revoked."

and

WHEREAS, the applicant states that the building is 3 stories and basement, 45 ft. in height, 12 ft. 6 in. by 100 ft. 5 in. in area, of class 3 construction, erected in 1877, located on a lot 12 ft. 6 in. by 100 ft. 5 in. in area, in a residence use B area class 1½ height district, and used and occupied since 1933 as follows: cellar—heating plant; basement—storage, records and files; 1st floor—reception, switchboard and library—2 persons; 2nd floor—general offices—6 persons; 3rd floor—offices, publications and accounting—4 persons; that the building is equipped with a one source sprinkler system; that there is one 2 ft. 10 in. wide and 2 ft. 6 in. wide wood stairs, leading direct to street; that no change in use or occupancy is proposed; and

WHEREAS, zoning violation 62-47 issued June 12, 1947 was for occupying the premises in a residence use district for business offices contrary to section 3 of Article 2 of the zoning resolution; and

MINUTES

WHEREAS, the applicant contends that the building is used by it exclusively for "philanthropic or eleemosynary uses or institutions" as set forth in affidavits filed with this appeal; that the nature of the proposed construction work is not at issue in this appeal; that approval of the alteration application was revoked due to the determination that the use of the building was not permitted; that the work proposed under the alteration application consists principally of the removal of existing partitions and the installation of new partitions with emphasis on fire-retarding provisions; and

WHEREAS, the applicant has filed with this appeal an affidavit of the treasurer of the owner wherein it is stated that the building is used exclusively for philanthropic or eleemosynary uses within the meaning of section 3 (5) of the zoning resolution; that the foundation is a non-profit educational institution recognized by the state and federal governments, the purpose of which is to permit the exchange of teachers and students between the U. S. and the Scandinavian countries; that the foundation was established in 1911 by an act of the Legislature as a body corporate for the purpose of receiving funds and applying the income thereof for the purpose of maintaining an exchange of students and teachers and for supporting all other forms of educational intercourse between the U. S., Denmark, Norway and Sweden; and

WHEREAS, the applicant contends that under date of February 18, 1937 the Secretary of the Treasury concluded that the foundation is an educational corporation within the meaning of sections 23 and 101 of the Revenue Act of 1936 and will not be required to file returns of net income and that contributions to the foundation are deductible in determining net income; that under date of August 9, 1944 Special Deputy Comptroller Marlin of the City of New York stated that the foundation is exempt from general business and financial taxes on the grounds that it is an educational organization not organized for profit, no part of the net earnings of which enures to the private benefit of any shareholder or individual; that the president and trustees receive no compensation; that the foundation is the recipient of endowments and sustaining contributions which provide the principal source of fellowships; that the foundation grants scholarships for study in the Scandinavian countries and assistance to Scandinavian students studying in this country; that the foundation publishes a magazine and books on the Scandinavian countries and maintains an information bureau and library; that the foundation is the source of information for many American students and agencies; that the foundation maintains a library, open at all times to the public; that the foundation publishes a quarterly review and from time to time arranges for the publication of standard works by Scandinavian writers; that the foundation is a philanthropic or eleemosynary institution within the meaning of the zoning resolution; and

WHEREAS, the applicant has filed a statement by the president of the owner that in April 1947 an order was issued by the fire department affecting the premises and that steps were immediately taken to comply therewith; that in June 1947 zoning violation 62-47 was served by the Department of Housing and Buildings; that after conference with the various city officials it was felt that the matter was settled except that certain structural alterations consisting of fire-retarding the walls and metal doors would be necessary to legalize the use of the building; that plans were drawn and Alt. Application filed and approved on January 27, 1948; that prior to such approval the applicant was required to submit proof that the owner was a charitable institution; that such proof was submitted and approval followed; that steps were taken to start the alterations but before any work was actually done, a letter was received from the Fire Department dated April 29, 1948 stating that an inspection of the premises with respect to Fire Department requirements showed all such requirements properly complied with; that the owner assumed that everything was then considered to be in order and there was no need to spend funds on the alterations and nothing further occurred until December 1948 when an office subpoena was received to appear before the Department of Housing and Buildings and at that time the

owner was told that he would be given one month's time to make the necessary alterations; that the work was started January 5, 1949; that on the same date the work was started the decision of the borough superintendent dated January 3rd was received revoking approval of the alteration application; and

WHEREAS, the applicant has filed an affidavit by Lithgow Osborne, president of the owner wherein it is stated that it is his contention that the use which the owner makes of the premises is clearly within the scope of the uses permitted by section 3 of the zoning resolution; that the premises are used to carry on the administrative work pertaining to the program of student interchange, publishing of the foundation's publications, the arranging of lecture tours, etc., all of which work is devoted solely toward promoting the services of the foundation; that no business is conducted on the premises; and

WHEREAS, the Board deemed that the institution is maintained for philanthropic purposes within the accepted definition.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 2489/47, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to restore the approval of Alt. Applic. 2489/47, previously revoked, *on condition* that the premises shall be maintained as a philanthropic institution, as proposed and stated; and that the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

510-49-A

APPLICANT—Sidney Daub, for Sloane Estates, Inc., owner (Glidden Buick Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—327-335 East 64th street, north side, 200 ft. west of 1st avenue (Block 1439, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (510-49-A)

WHEREAS, Sidney Daub for Sloane Estates, Inc., owner (Glidden Buick Corporation, lessee), filed June 9, 1949 an appeal from a decision of the borough superintendent, affecting premises 327-335 East 64th street, north side, 200 ft. west of 1st avenue (Block 1439, Lot 14), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 10, 1949 acting on Alt. Applic. 2032-48 reads:

"2. Proposed occupancy of auto repair shop and garage for more than 5 cars on 1st floor constitutes a factory. Exits to comply with Sec. 270 Labor Law. Plans in record show 1 stairs."

and

WHEREAS, the applicant states that the building is two stories, 28 ft. in height, 125 ft. by 100 ft. 5 in. in area at 1st floor, 125 ft. by 90 ft. 5 in. in area at 2nd floor, of class 3 construction, erected in 1923, located in a manufacturing use, B area, class 1½ height district, and used and occupied since 1923 as follows: cellar—boiler room; 1st floor—storage garage and motor vehicle repair shop—5 persons; 2nd floor—same—25 persons; no change in use or occupancy is proposed; that the building is equipped with a standpipe system, one 3 ft. 8 in. wide fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, C.O. 7077 issued September 28, 1923 upon completion of work under N. B. 356-23 permits the use of

MINUTES

the building as garage for more than five motor vehicles, 120 lbs. liveload, and an occupancy of 3 persons on the 1st floor and two on the 2nd story; and

WHEREAS, Violation 7753 issued October 14, 1948 was for changing the occupancy of the 2nd floor from garage to motor vehicle repair shop contrary to C.O. 7077; and

WHEREAS, the applicant states that the building is equipped with fireproof floor construction between the 1st and 2nd story, and fire-retarded roof construction; that the building has been occupied since its erection by the lessee for storage garage for pleasure cars and for repairs to motor vehicles, the storage garage being located on the 1st floor and repair shop on the 2nd floor; that the exits consist of 3 ft. 8 in. wide fireproof interior stairway at the front of the building from 1st floor to 2nd floor and a 3 ft. wide fireproof stairway from 2nd story to roof, entirely enclosed with brick, equipped with fireproof self-closing doors, and provided with fireproof enclosed entrance hall at 1st floor leading to street, and in addition there is a 12 ft. wide fireproof ramp from 2nd story to street enclosed in brick walls at 1st story, equipped with fireproof self-closing wire glass door at 1st story; that this ramp has a rise of 1 ft. for every 7 ft. and is partly enclosed at 2nd story with 8 in. brick walls; and

WHEREAS, the applicant contends that it would be a hardship to compel the owners to provide fireproof doors at the opening at the 2nd story of the ramp as it would hinder the ingress and egress of the motor vehicles and therefore the Board is requested to accept the existing exits for factory occupancy as these conditions have existed since the erection of the building.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 2032-48, objection 2, and that the appeal be and it hereby is granted on condition that the primary means of exit shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received June 9, 1949" (3 sheets), complying with the requirements therefor and that as a second means of exit there shall be installed on the front of the building toward the westerly side, a fire escape balcony accessible from at least one front window from which counterbalanced drop ladder shall be installed, leading to the street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the occupancy continues as stated.

703-47-A

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the fire commissioner re Transportation of lubricating oil in Tank Truck in New York City (construction of tank not in conformity with Administrative Code requirements covering Tank Trucks); previously granted on condition for a term of years.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (703-47-A)

WHEREAS, this appeal from a decision of the fire commissioner relating to use of a truck for transportation of lubricating oil, affecting Colonial Beacon Oil Company's tank truck No. 2118, garaged at Greenpoint bulkhead terminal of the Colonial Beacon Oil Company was granted by the Board July 22, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the ownership of the truck has been transferred from the Colonial Beacon Oil Company to its successor, the Esso Standard Oil Company, as new owner.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 22, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of two (2) years from the date of this amended resolution, on condition . . .; that other than as herein amended, the resolution adopted July 22, 1947, shall be complied with in all respects (F.D. 5001-5273)."

535-49-A

APPLICANT—Skidmore, Owings and Merrill, for Department of Parks, City of New York, owner.

SUBJECT—Application for consideration—reopening for amendment and correction of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1213-1295 Prospect place and 119-169 Troy avenue, northeast corner (Block 1353, Lot 2 and Block 1359, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: C. A. Herrmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD — Appeal reopened, resolution amended and corrected.

THE VOTE TO REOPEN, AMEND AND CORRECT RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (535-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1213-1295 Prospect place and 119-169 Troy avenue, northeast corner (Block 1353 and Block 1359, Lot 2), Borough of Brooklyn was granted by the Board July 22, 1949, on certain conditions; and

WHEREAS, the applicant requested a correction and amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby correct the applicant's statement contained in the preamble to resolution of July 22, 1949 as printed in the Bulletin so that it shall read:

"... and contends as to Objection 7, that the area of each stair landing will exceed the area permitted as a result of 25% excess of the normal stair capacity . . ." (the correction consists of omitting the word 'not' between the words 'will and exceed') and does hereby amend the resolution adopted July 22, 1949; that the occupancy shall not be in excess of the capacity of the exits as computed under Section C26-281.0 (N.B. 556-49)."

409-49-A

APPLICANT—Cushman's Sons, Inc., owner.

SUBJECT—Application for consideration as Vol. II—re order of Fire Department—re Application for consideration — re decision of the commissioner of Marine and Aviation (previously dismissed as being improperly before the Board).

PREMISES AFFECTED—43-82 Vernon boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors); (Block 488, Lot 114), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Wallace G. Storch.

ACTION OF BOARD—Appeal reopened, subject to usual procedure as Vol. 2, to consider decision of the Fire Dept. in place of the previous appeal from a decision of the Dept. of Marine and Aviation.

MINUTES

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

868-48-A

APPLICANT—Max Horn, for Herman J. Stein, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 127-20 Farmers boulevard, west side, 99.64 ft. north of Merrick boulevard and 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard (Block 12493, Lot 53 and Block 12494, Lot 8), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Nutley place).

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

320-46-A—Vol. II

APPLICANT—Lama and Proskauer, for I. Tapman, owner.

SUBJECT—Application reopened April 22, 1947—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 P.M. for inspection by committee.

662-48-A—Vol. II

APPLICANT—Nathaniel C. Saxe, for Jack Rosenberg and Max Targer, owners.

SUBJECT—Application reopened February 15, 1949—re Appeal from a decision of the borough superintendent and an order and a decision of the fire commissioner.

PREMISES AFFECTED—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to September 27, 1949 at 2 P.M. for inspection and report by the Fire Department and for applicant to be notified to appear; not present at this hearing.

730-48-A—Vol. II

APPLICANT—LeRoy A. Perry, for Partition Servicing Co., owner.

SUBJECT—Application reopened July 12, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 P.M. for inspection by Committee of Board and decision.

1122-48-A—Vol. II

APPLICANT—Dyna-Graphic Displays, Inc., lessee, for Raybell Realty Corp., owner.

SUBJECT—Application reopened June 7, 1949—re appeal from an order of the fire commissioner.

PREMISES AFFECTED—422 Withers street, northwest corner of Jackson street and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur J. Sessa.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over, date to be set to be heard at the same time as Cal. 344-16-S, Vol. 3.

432-49-A

APPLICANT—Frank Randazzo, for John Stobierski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—161 Driggs avenue, southeast corner of Humboldt street, (1st floor), (Block 2708, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Randazzo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 P.M. for inspection by Committee of Board and for applicant to file a plan showing existing conditions of the street floor; plans to be filed not later than October 5th.

ZONING APPLICATIONS

313-22-BZ—Vol. II

APPLICANT—Henry Nordheim, for Charles C. Loehmann, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to connecting door—re Application (decision of the borough superintendent), previously granted on condition, under section 7b of the zoning resolution, permitting partly in a business use and partly in a residence use district, the alteration and extension in height of an existing business building.

PREMISES AFFECTED—333-335 East Fordham road and 2534-2544 Bainbridge avenue, northeast corner (Block 3286, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (313-22-BZ—Vol. II)

WHEREAS, this application under section 7b of the zoning resolution, to permit in a business use district, extending into a residence use district, the erection of a business building,

MINUTES

was granted by the board May 16, 1922, on certain conditions; and

WHEREAS, the resolution was amended November 22, 1938; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 16, 1922 as *amended* November 22, 1938 by adding thereto:

"that irrespective of the requirements in the resolution of the Board adopted November 22, 1938, that there shall be no windows installed in the northeasterly wall, an opening may be permitted to provide access to the adjoining building as passed upon by the borough superintendent under Alt. 574-49, objection of August 23, 1949, and as shown on plans filed with this application for amendment marked 'Received August 31, 1949,' three sheets, to permit the joint occupancy of the second floor in each building by the same tenant provided the requirements of the building code as to exits and fire doors are complied with."

77-33-BZ

APPLICANT—Burke, Morrison and Green, for Matilda Kessel, Executrix for Estate of Grace Repaci, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of New York avenue and Linden boulevard (Block 3083, Lot 21), Cedar Manor, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimmons.

For Administration: Samuel L. Becker, Dept't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (77-33-BZ)

WHEREAS, this application, permitting in a business use district for a term of five years, the erection and maintenance of a gasoline service station, affecting premises southeast corner of New York boulevard and Linden boulevard (Block 3083, Lot 21), Cedar Manor, Borough of Queens, was granted by the Board on March 13, 1934, on certain conditions; and

WHEREAS, on November 14, 1939, the term of variance was extended for an additional term of five years under section 21 of the zoning resolution; and

WHEREAS, the term of variance was again extended October 17, 1944, under section 7f of the zoning resolution; and

WHEREAS, time to obtain a certificate of occupancy was extended November 20, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 13, 1934 as *amended* through November 20, 1945 only in so far as it has reference to the term of the variance so that as *amended* the resolution of October 17, 1944 shall read:

"Granted under section 7f for a term of fifteen (15) years from the date of this *amended* resolution on condition . . . that other than as herein *amended*, the requirements of the resolution of October 17, 1944 shall be complied with; that a new certificate of occupancy shall be obtained (N.B. 224-33)."

95-35-BZ

APPLICANT—Stanley Gorski, owner.

SUBJECT—Application for consideration — reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building (located on rear of lot) to a knitting mill for a term of years.

PREMISES AFFECTED—423 Barbey street, east side, 150 ft. north of Belmont avenue (Block 4013, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose Gorski.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (95-35-BZ)

WHEREAS, this application under section 7a of the zoning resolution, permitting in a residence use district for a term of two years, the change of occupancy of an existing building (located on the rear of the lot) to a knitting mill, affecting premises 423 Barbey street, east side, 150 ft. north of Belmont avenue (Block 4013, Lot 3), Borough of Brooklyn, was granted by the Board July 16, 1935, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended February 4, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 16, 1935 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7e of the zoning resolution for a term of two (2) years from the date of this *amended* resolution . . . that other than as herein *amended*, the resolution adopted by the Board July 16, 1935 shall be complied with in all respects; that a new certificate of occupancy shall be obtained (Alt. Applic. 2302-35 and 6440-35)."

360-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mary Guagenti, owner (Harry Weinstein lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete — re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of ten (10) years, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

MINUTES

THE RESOLUTION (360-35-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station and brake testing service, affecting premises 2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn, was granted by the Board March 24, 1936, on certain conditions; and

WHEREAS, the resolution was amended April 22, 1947, under section 7f of the zoning resolution, for a term of ten (10) years; and

WHEREAS, plans submitted for the Board's approval as being in substantial compliance with the requirements of the resolution, were approved December 16, 1947, and

WHEREAS, on November 5, 1947 and on June 15, 1948, time was extended to submit plans, obtain permit and complete the work; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 24, 1936, as *amended* by resolutions adopted through June 15, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that all plans have been approved by the department of Housing and Buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 1974-46)."

1013-38-BZ—Vol. II

APPLICANT—Charles J. Ricotta, for Manhattan Auto Sales, for Hardec Realty Co., Mary Szabo, Atlantic Municipal Corp., Charles Ricotta and Ernest Hoehn (trustee), owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1881-1889 2nd avenue and 235A East 97th street, northwest corner (Block 1647, Lots 21-25 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles J. Ricotta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1013-38-BZ—Vol. II)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles, affecting premises 1881-1889 Second avenue and 235 East 97th street, northwest corner (Block 1647, Lots 21 to 25, inclusive), Borough of Manhattan, was granted by the Board November 14, 1939 on certain conditions; and

WHEREAS, the term of variance was extended and the resolution was amended on May 5, 1942; and

WHEREAS, the term of variance was further extended on June 17, 1947; and

WHEREAS, the resolution was further amended October 7, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 5, 1942, as *amended* by resolutions adopted June 17, 1947 and October 7, 1947, so that as *amended* this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years from the date of this *amended* resolution, for the parking and storage of more than five (5) motor vehicles and the sale of used cars of the pleasure-car type only, on condition ... ; that other than as herein *amended*, the conditions of the resolution adopted May 5, 1942, as *amended* by resolutions adopted June 17, 1947 and October 7, 1947, shall be complied with; and that a certificate of occupancy shall be obtained (Alt. 694-47)."

432-41-BZ

APPLICANT—Robert Williamson, for Irving Trust Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a building to be used for the manufacture of wood doors, windows, trim, etc.

PREMISES AFFECTED—801-805 East 224th street and 3950-3954 Barnes avenue, northeast corner (Block 4849, Lots 37 and 39), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Williamson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (432-41-BZ)

WHEREAS, this application under section 7c of the building zone resolution, to permit in a residence use district, the erection and maintenance of a building to be used for the manufacture of wood doors, windows, trim, etc.; premises 801-805 East 224th street and 3950-3954 Barnes avenue, northeast corner (Block 4849, Lots 37 and 39), Borough of The Bronx was granted July 15, 1941, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 15, 1941, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that all work has been completed except the installation of the sprinkler system, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 348-41)."

484-45-BZ

APPLICANT—Reiss Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the extension of an existing factory building to exceed the area and height permitted by the zoning resolution.

MINUTES

PREMISES AFFECTED—101-111 4th avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Fogarty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (484-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use district the extension of an existing factory building, to exceed the area and height than permitted by the zoning resolution, affecting premises 101-111 Fourth avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan was granted by the Board on October 30, 1945 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 22, 1946, March 30, 1947 and September 28, 1948; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 30, 1945, as amended by resolution adopted through September 28, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 739-45)."

38-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Park Plains, Inc., Broad Hill, Inc., Samuel Fine, Jacob Ainsberg and Park Center Realty Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the proposed occupancy of more area of lot than permitted.

PREMISES AFFECTED—1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael N. Christon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (38-46-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted, affecting premises 1584-1594 White Plains road and 1611-1621 Union Port road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx was withdrawn, without prejudice, March 26, 1946, in order to institute proceedings before

the City Planning Commission for rezoning of the block from D area to B area district, C.P. 5611; and

WHEREAS, such proceedings were held and the City Planning Commission denied the application for rezoning from D area to B area district, C.P. 5611; and

WHEREAS, upon request by the applicant this case was reopened and granted by the Board September 28, 1948, on certain conditions; and

WHEREAS, the resolution was amended March 29, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 28, 1948, as amended by resolution adopted March 29, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 1-46)."

871-46-BZ

APPLICANT—John J. McNamara, for B.K.R. Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the area permitted.

PREMISES AFFECTED—97-39 to 97-45 Queens boulevard, 97-01 to 97-07 64th road, northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John E. Fabregas, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (871-46-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the permitted area, affecting premises, 97-05 Queens boulevard; 97-01 to 97-07 64th road, northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens, was granted by the Board on June 3, 1947, on certain conditions; and

WHEREAS, plans were approved on September 16, 1947 as being in substantial compliance with the Board's resolution; and

WHEREAS, time to obtain permits and complete the work was extended September 21, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 3, 1947, as amended by resolutions adopted through September 21, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 986-45)."

MINUTES

899-46-BZ

APPLICANT—Irrera and Luongo, for Frederick Har-meyer, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles for a stated term of years.

PREMISES AFFECTED—161-37 128th avenue, north side, 112 ft. west of New York boulevard (Block 12269, Lot 45), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (899-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for a stated term of years affecting premises 161-37 128th avenue, north side, 112 ft. west of New York boulevard (Block 12269, lot 45), Jamaica, Borough of Queens, was granted by the Board September 23, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 23, 1947 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years years from the date of this *amended* resolution . . . that other than as herein *amended*, the requirements of the resolution of September 23, 1947 shall be complied with; that a new certificate of occupancy shall be obtained (Misc. Applic. 7066-46)."

897-47-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use district, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—1134-1148 York avenue, 501 East 61st street, northeast corner and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (897-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station, affecting premises 1134 to 1148 York avenue, 501 East 61st street,

northeast corner, and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan, was granted by the Board September 21, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 21, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"in view of the statement by the owner that plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 250-44)."

403-48-BZ

APPLICANT—William I. Hohausser, for Myer 1890 Bottling Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 21 of the zoning resolution, permitting in a residence and business use, C and D area districts, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Befler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (403-48-BZ)

WHEREAS, this application under sections 7f and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard, affecting premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 29, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as *amended*, this portion of the resolution shall read:

"that in view of the statement by the applicant that the building is substantially completed, application shall be made to the Department of Housing and Buildings for a temporary C.O.; that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 233-47)."

1126-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Hotel Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail-1 use district, the erection

MINUTES

tion and maintenance of an open garage for the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—249-251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and P. W. Parkerton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1126-48-BZ)

WHEREAS, this application under Section 7f of the zoning resolution, to permit in a retail 1 use district, the erection and maintenance of an open garage for the parking and storage of more than five motor vehicles for a term of years; affecting premises 249 to 251 West 43rd street, north side, 200 ft. east of 8th avenue (Block 1015, Lot 10), Borough of Manhattan was granted by the Board June 14, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant has advised the Board that the Department of Licenses has indicated that based on their arbitrary rule of 175 sq. ft. per car in a fireproof garage that 240 cars could be permitted to be stored; and

WHEREAS, the applicant states that after plotting out car spaces and aisles in the proposed building for the number of stories now proposed it will be impractical to store more than 178 cars and still maintain the requirements of the Department of Licenses as to aisles and that he is willing to limit the capacity of the garage as proposed to be constructed as extended to five stories for a total storage capacity of 178 cars.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 14, 1949, by adding thereto:

"... that in the event the owner desires to construct the building for five stories as indicated on revised plan, marked 'Received August 25, 1949' (7 sheets) so as to provide seven levels for car storage, and as passed upon by the borough superintendent, under N.B. Applic. 217/48, objection dated August 5, 1949, such addition may be permitted, provided the number of cars stored does not exceed the total as hereinbefore stated; and that in all other respects the resolution adopted by the Board June 14, 1949, shall be complied with."

26-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Burke Bronstein, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—593-617 McDonald avenue, east side, 200 ft. south of Avenue C (Block 5370, Lots 73 and 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (226-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 593 to 617 McDonald avenue, east side, 200 ft. south of Avenue C (Block 5370, Lots 73 and 79), Borough of Brooklyn was granted by the Board June 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 1, 1949 by adding thereto;

"that in the event the owner desires to make a minor rearrangement of the building as indicated on revised plans marked 'Received August 31, 1949', such plans may be approved in lieu of equivalent floor plans referred to in the resolution; that in all other respects the resolution adopted June 1, 1949 shall be complied with, except that a 550 gallon gasoline tank may be installed within the premises as indicated on such revised plans marked 'Received August 31, 1949' for servicing trucks in the ownership of the occupant and for no others (Alt. 13-49)."

1460-39-BZ

APPLICANT—Hilda Reardon, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of premises toward rear; for a term of years.

PREMISES AFFECTED—142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020, (847), Lot 43), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Hilda Reardon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on October 11, 1949 at 10 a.m., waiving all requirements except a new decision of the borough superintendent and publication in the Bulletin of the Board.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

544-44-BZ—Vol. II

APPLICANT—Siegel and Green, for All States Holding Corp., owner.

SUBJECT—Application for consideration and amendment of resolution as to change of occupancy—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in use in an existing building, from storage and shipping use on 3rd, 4th and 5th floors to offices (previously withdrawn).

PREMISES AFFECTED—418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, part of Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Michael N. Christon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure, to consider amendment as to change of occupancy.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

747-45-BZ—Vol. II

APPLICANT—Joseph V. McKee, for Saunders Park Estate, Inc., owner.

SUBJECT—Application for consideration — reopening as Vol. II on new proposal—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a residence and partly in a business use district, the extension of stores from a business use into a residential use of proposed stores, and the approval of a recreation space as suitable, as per Art. 4, sections 13(c) and 14(d), of the zoning resolution.

PREMISES AFFECTED—64-41 Saunders street and 97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11, 54, 56 and part of Lots 13, 46 and 64), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gillen Lazerus and Irving Belfer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

867-48-BZ

APPLICANT—Max Horn, for Herman J. Stein, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection of a building to be used as an automobile showroom, motor vehicle repair shop and woodworking factory, using more than the area permitted.

PREMISES AFFECTED—127-20 Farmers boulevard, west side, 99.64 ft. north of Merrick boulevard and 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard (Block 12493, Lot 53 and Block 12494, Lot 8), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

332-49-BZ

APPLICANT—John J. Beatty, for P. W. Baths, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed change of use of present three story fireproof structure from garage and bath house to a public garage for more than five motor vehicles.

PREMISES AFFECTED—28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, applicant to submit application to City Planning Commission for variation of zoning resolution under section 21F.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (332-49-BZ)

WHEREAS, the plans indicate that if present bath house building is remodeled to a storage garage as proposed the number of cars that could be accommodated would be 340; that if careful plotting of car spaces in view of column arrangement indicates that less than 200 cars can be accommodated the application is to be restored to the Board's docket.

Resolved, that the application be, and it hereby is *withdrawn*.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

657-46-SA

APPLICANT—General Electric Supply Corp., owner.

SUBJECT—Application for consideration—reopening to consider change in construction—re Hotpoint Electric Dishwasher; previously approved.

APPEARANCES—

For Applicant: Ralph Sincerbox and Ray E. Zink.

ACTION OF BOARD—Application reopened for amendment of resolution—re change in construction.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

171-48-SA

APPLICANT—Perfection Stove Co., owner.

SUBJECT—Application for consideration—reopening and report as to additional model (No. 540)—re Super-fex Suspended Heating Unit, Model 550; previously approved.

APPEARANCES—

For Applicant: William R. Wright, Jr.

ACTION OF BOARD—Application reopened for amendment of resolution—re consideration of approval of additional model.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

361-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for Sutton and Suderley Brick Co., owner.

SUBJECT—SSBCo. Clay Building Brick (Hudson River Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

362-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for The Hutton Company, owner.

MINUTES

SUBJECT—Hutton Clay Building Brick (Hudson River Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

363-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for The Terry Brothers Company, owner.

SUBJECT—Terry Clay Building Brick (Hudson River Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

364-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for Brigham Brothers, owner.

SUBJECT—Brigham Clay Building Brick (Hudson River Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

365-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for Roah Hook Brick Co., owner.

SUBJECT—Roah Hook Clay Building Brick (Hudson River Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

640-40-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Flintkote Spandrel Waterproofing Cloth (Standards Grade and Copper Coated), approval of.

APPEARANCES—

For Applicant: Ralph P. Myhr.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

41-40-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Flintkote Saturated Membrane (Waterproofing Fabric), approval of.

APPEARANCES—

For Applicant: Ralph P. Myhr.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

642-40-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Flintkote Trowel Mastic and Flintkote Semi-Mastic (Brush Application Waterproofing), approval of.

APPEARANCES—

For Applicant: Ralph P. Myhr.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

767-40-SA

APPLICANT—Westinghouse Electric Elevator Corp., owner.

SUBJECT—Application reopened November 6, 1946—re Westinghouse Elevator Door Hangers; previously approved.

APPEARANCES—

For Applicant: John N. Schmidt.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

768-40-SA

APPLICANT—Westinghouse Electric Elevator Corp., owner.

SUBJECT—Application reopened November 6, 1946—re Westinghouse Elevator Door Hangers, Types B-3 and B-3R; previously approved.

APPEARANCES—

For Applicant: John N. Schmidt.

ACTION OF BOARD—Application withdrawn; applicant to file a new application for test and approval of new proposed model and to request by letter for a reopening of 768-40-SA solely as to change of the model number of the appliance approved thereunder.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1086-40-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Flintkote C-13-HPC Primer, Flintkote N-13-F Binder and Flintkote Floormix (floor resurfacing), approval of.

APPEARANCES—

For Applicant: Ralph P. Myhr.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

842-40-SM

APPLICANT—Homasote Company, owner.

SUBJECT—Precision Built Method of Construction, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 3, 1939, EFFECTIVE IN ACCORDANCE WITH SECTION 666, PARAGRAPH 2, OF THE NEW YORK CITY CHARTER, FEBRUARY 27, 1939, AS AMENDED DECEMBER 4, 1942, EFFECTIVE DECEMBER 28, 1942, AS AMENDED SEPTEMBER 10, 1946, EFFECTIVE OCTOBER 7, 1946 AND AS AMENDED ON FEBRUARY 10, 1948, EFFECTIVE MARCH 8, 1948.

Authority: (835-38-SR)

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connection to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus.

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

BULLETIN

OF THE

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BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 27, 1949, Affecting Calendar Numbers 25-34-BZ—Vol. III, 535-37-BZ—Vol. II, 361-49-BZ, 362-49-BZ, 380-49-BZ, 418-49-BZ, 16-48-BZ, 934-48-BZ, 1002-48-BZ, 267-49-BZ, 323-49-BZ, 352-49-BZ, 421-49-BZ, 602-49-BZ, 311-49-A, 189-44-SM, 378-46-SA and 488-46-SA.

Minutes of Regular Meeting, Tuesday Afternoon, September 27, 1949, Affecting Calendar Numbers 893-46-A—Vol. II, 490-49-A, 685-42-A—Vol. II, 850-48-A—Vol. II, 662-48-A—Vol. II, 1082-47-A, 43-48-A—Vol. II, 415-49-A, 483-49-A, 599-49-A, 77-32-BZ—Vol. III, 170-43-BZ, 597-44-BZ, 1038-46-BZ, 205-47-BZ, 770-48-BZ, 833-27-BZ—Vol. III, 151-37-BZ,—Vol. II, 411-45-BZ—Vol. II, 822-45-BZ—Vol. II, 30-48-BZ—Vol. II, 99-48-BZ—Vol. II and 964-40-SM.

Rules relating to Smoking in Factories, etc.

Fire Retarding Rules for Garages, etc.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to September 27, 1949

Cal. No. Dept. Premises Affected.

658-49-A—H.B.M.—985 Blake avenue, north side, 45 ft. 6 in. east of Elton street (1st floor); (Block 4050, Lot 43), Borough of Brooklyn, Alt. 2479-49.

659-49-BZ—H.B.Q.—126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens, N.B. 4501-49.

660-49-A—H.B.B.—17-21 McKibben street and 273 Lorimer street, northwest corner (Block 3076, Lot 26), Borough of Brooklyn, Alt. 2170-49.

661-49-A—H.B.B.—1361 61st street, north side, 180 ft. west of 14th avenue (Block 5719, Lot 52), Borough of Brooklyn, Alt. 2659-49.

662-49-BZ—H.B.Q.—88-44 to 88-58 Cooper avenue, 89-02 to 89-18 Cooper avenue, south side, 160.74 ft. west of Metropolitan avenue and 88-43 to 88-59 Metropolitan avenue and 89-01 to 89-15 Aubrey avenue (Block 3851, Lots 51 and 112), Forest Hills, Borough of Queens, N.B. 3805-49.

663-49-BZ—H.B.Bx.—1900, 1920 and 1950 Bruckner boulevard, south side, 447.22 ft. east of White Plains road and 1950 Houghton avenue, south side, 410 ft. west of Pugsley avenue and east side of White Plains road from Bruckner boulevard to Hermony avenue (Blocks 3674, 3675, 3676, all Lots and Block 3677, Lots 58, 73 and 80), Borough of The Bronx, Amendment to N.B. 571-49.

664-49-A—H.B.Bx.—1900, 1920 and 1950 Bruckner boulevard, south side, 447.22 ft. east of White Plains road and 1950 Houghton avenue, south side, 410 ft. west of Pugsley avenue and east side of White Plains road, from Bruckner boulevard to Hermony avenue (Blocks 3674, 3675, 3676, all Lots and Block 3677, Lots 58, 73 and 80), Borough of The Bronx, (under sections 35 and 36, General City Law re bed of and not fronting on legal streets), Amendment to N.B. 571-49.

665-49-A—F.D.—1514 to 1530 Broadway, northeast corner of West 44th street (basement); (Block 997, Lots 1, 6, 54 and 57), Borough of Manhattan, Decision re 53734-LF.

666-49-BZ—H.B.B.—157-161 Ocean avenue (153-155 displayed), east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn, N.B. 1529-49.

667-49-SM—Otis Bi-Parting Counter-balanced Vertical Sliding Metal Clad Elevator Hoistway Door (regular and pass types), manufactured by Otis Elevator Company, Material.

668-49-BZ—H.B.M.—147 West 86th street, north side, 267.5 ft. east of Amsterdam avenue (Block 1217, Lot 113), Borough of Manhattan, Amendment to Alt. 568-40.

669-49-A—H.B.Q.—147-05 240th street, southeast corner 147th avenue, 240-08 147th avenue, S.S. 42.53' east of 240th street, 240-12 147th avenue, S.S. 85.06' east of 240th street, 240-16 147th avenue, S.S. 42.53' west of Edgewood street, 147-06 Edgewood street, southwest corner 147th avenue, (Block 13740, Lots 14, 16, 18, 20 and 22); 240-58 Edgewood street, northwest corner 147th avenue, 240-01 and 240-05 147th avenue, N.S. 140.41' and 90.41' west of Edgewood street, 239-27 147th avenue, N.S. 180.41' west of Edgewood street, and 240-46 Edgewood street, southwest corner 147th avenue, (Block 13539, Lots 40, 47, 48, 50 and 77), Rosedale, Borough of Queens, N.B. 4724-49 to N.B. 4733-49, inclusive.

670-49-A—H.B.Bx.—1504 Inwood avenue, east side, 260 ft. north of West 172nd street (1st floor); (Block 2859, Lot 8), Borough of The Bronx, Amendment to DW Elev. 131-49.

671-49-A—H.B.M.—993 Park avenue and 100-108 East 84th street, southeast corner (3, 8, 10, 11 and 12th floors); (Block 1512, Lot 70), Borough of Manhattan, Alt. 1522-49.

672-49-SM—Atlas Super-Acoustic, manufactured by Atlas Adhesives, Division of The Flintkote Company, Material.

673-49-BZ—H.B.Q.—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner, (Block 12962, Lot 84), Laurelton, Borough of Queens, N.B. 5033-49.

674-49-BZ—H.B.B.—4395 Baychester avenue, southwest corner of Nereid avenue (Block 5056, Lot 38), Borough of The Bronx, N.B. 500-49.

675-49-A—F.D.—2414 Atlantic avenue, south side, 140 ft. east of Sackman street (Block 1437, Lot 8), Borough of Brooklyn, Decision re 20619-LC.

676-49-A—H.B.M.—335 East 99th street, north side, 100 ft. west of First avenue (Block 1671, Lot 16), Borough of Manhattan, Amendment to Alt. 1315-49.

677-49-A—H.B.Q.—88-01 to 88-19 Roosevelt avenue, north side, between 88th and 89th streets, (Block 1476, Lot 34), Elmhurst, Borough of Queens, Amendment to Alt. 1391-49.

678-49-SA—Clow Gas-fired Unit Heaters, Models 85, 100, 135, 170, 170G and 210, Appliance.

679-49-SA—Gasweld Welding Torch, Model AV-10; Gasweld Cutting Attachment, Model WC-10; Gasweld Regulator, Model R-44; Eutectic Welding Torch, Model T-1078; Eutectic Cutting Attachment, Model T-1073; Eutectic Regulator, Model T-1071; Eutectic Regulator, Model T-1072, Appliance.

680-49-A—F.D.—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn, Decision re 25429-LF.

CALENDAR

Restored to Docket

833-27-BZ—Vol. III—H.B.B.—1202-10 Avenue P and 1601-11 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn, N.B. 655-49.

151-37-BZ—Vol. II—H.B.B.—365-474 Ralph avenue and 2004-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn, N.B. 771-49.

964-40-SM—Jamestown Three-Hour Hollow Metal Fire Door, manufactured by Jamestown Metal Corporation, Material.

685-42-A—Vol. II—H.B.B.—206 to 224 (220 displayed) Stewart avenue, east side, entire block bounded by Ten Eyck street, Gardner avenue and Meadow street (Block 2952, Lot 1), Borough of Brooklyn, Alt. 2242-49.

822-45-BZ—Vol. II—H.B.B.—1573-75 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn, Alt. 2216-47.

30-48-BZ—Vol. II—H.B.B.—1701-1725 Bedford avenue and 109-131 Sullivan place, north east corner (Block 1304, Lot 1), Borough of Brooklyn, Alt. 2112-49.

99-48-BZ—Vol. II—H.B.Q.—72-02 to 72-22, inclusive 164th street, west side, from 72nd to 73rd avenues, 162-39 to 162-43, inclusive 73rd avenue and 163-14 to 163-18 72nd avenue (Block 6843, Lot 1), Flushing, Borough of Queens, N.B. 177-48.

850-48-A—Vol. II—H.B.B.—4040-4054 Third avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx, Misc. 589-49.

411-45-BZ—Vol. II—H.B.B.—894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn, Alt. 2009-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug. 9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	Sept. 6, 1949—Vol. 34, No. 36

	Last Publication in Bulletin
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept. 6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Oct. 4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 4, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 4, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

381-27-BZ—Vol. I—Application of Street and Adikes, applicants, on behalf of The Cord Meyer Company, owner, reopened May 10, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles (previously granted by the Board) for a temporary period of three years and at the end of that time to revert back to its former use; premises 88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

677-49-A—88-01 to 88-19 Roosevelt avenue, north side from 88th to 89th streets (1st floor); (Block 1476, Lot 34), Elmhurst, Borough of Queens.

535-37-BZ, Vol. II—Application of Kitzler and Nurick, applicant on behalf of Nost-Mont Garage, Inc., owner, reopened April 12, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the extension to existing garage for more than five (5) motor vehicles (previously granted by the Board) using more than the area permitted; premises 956-978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

CALENDAR

311-49-A—956-978 Nostrand avenue, west side, from Montgomery street to Sullivan place; 412-416 Montgomery street and 291-301 Sullivan place, (Block 1305, Lots 40, 46, 47, 48, 50, 52), Borough of Brooklyn.

25-34-BZ, Vol. III—Application of Gustave Goldman, applicant on behalf of Howard Birch, owner (Suburban House Inc., lessee), reopened June 7, 1949, under section 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and recreation center to restaurant, bar, grill, and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

363-49-BZ—Application, April 26, 1949, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Henruth Realty Corporation, owner, to permit in a business use C area district, the extension to existing building using more than the area permitted; premises 4414-4424 13th avenue and 1273-1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

46-49-BZ—Application, January 27, 1949, under section 7e of the zoning resolution, of Anita D. Littell, applicant, on behalf of Anita D. Littell and Polly D. Howard, owners, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office); premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

446-49-BZ—Application, May 26, 1949, under section 7a of the zoning resolution, of Frank S. Parker Associates, applicants on behalf of Norbert Natanson, Michael Schimmel and Nathan Schulman, owners, (Coty, Inc. lessee), to permit in a residence use district, the extension of an existing business use (proposed curb cut for loading platform); premises, 423-439 West 55th street, north side, 300 ft. west of 9th avenue (Block 1065, Lots 12 and 13), Borough of Manhattan.

463-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution, of George J. Sole, applicant, on behalf of Henry Phipps Estates, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 41-55 Sutton Place, South, east side of Sutton Place South, block front between 54th and 55th streets (Block 1371, Lot 14), Borough of Manhattan.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of

motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5, 6), Borough of Manhattan.

336-49-BZ—Application, April 29, 1949, under section 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Ernest Fichtl, owner, to permit in a residence and business use district, the parking and storage of motor vehicles; premises 38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lot 421 and part of Lot 399), Little Neck, Borough of Queens.

607-49-BZ—Application, September 6, 1949, under sections 21 and 7h of the zoning resolution, of William M. Dowling, applicant, on behalf of Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee), to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards and the parking and storage of motor vehicles on unbuilt upon portion of the plot; premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

277-49-SM—U.S. Brass Turning Company Ballcock and Vacuum Breaker—Model 711.

65-31-SA—Auto Patch Machine (reopened July 12, 1949 re amendment of resolution as to change of ownership).

281-49-SM—Swales Best Block.

573-49-SA—Automatic Washer—Model H-501.

341-33-SA—Volcano Automatic Oil Burner, Models E, EW-1, EW-1-S and EW-2 (reopened December 17, 1946 re amendment of resolution as to change of Models No. X, X-1, X-2 and X-3 and also approval under the trade name of Fiske Oil Burner).

CALENDAR

234-37-SA—Volcano Automatic Oil Burner, Models D, H and K (reopened December 17, 1946 re amendment of resolution to include approval of additional Model "J").

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 4, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 4, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

498-49-A—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

599-49-A—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street, (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan.

52-48-A—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lot 72), Borough of Brooklyn.

374-49-A—422-430 East 53rd street, south side, 300 ft. east of First avenue (Block 1364, Lot 34), Borough of Manhattan.

476-24-A—Vol. II—803 6th avenue, west side, 83.5¼ ft. north of West 27th street (Block 803, Lot 39), Borough of Manhattan. (Reopened July 6, 1949).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 11, 1949*, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

282-49-A—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsch Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

1460-39-BZ—Application of Hilda Reardon, applicant and lessee, on behalf of 200 Amity Corp., owner, reopened September 20, 1949 to consider extension of term

of variance—re Application, previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles; premises 142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020(847), Lot 43), Flushing, Borough of Queens.

582-49-BZ—Application, August 2, 1949, under section 7h of the zoning resolution, of Street & Adikes, applicants, on behalf of Catherine Adikes, owner, to permit in a business and residence use district, the parking and storage of more than five motor vehicles; premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

464-49-BZ—Application, June 14, 1949, under sections 7f and 7i of the zoning resolution, of Burke, Morrison & Green, applicants, on behalf of Ryconmor Realty, Inc., owner, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, north west corner (Block 1330, Lot 34), Woodside, Borough of Queens.

546-49-BZ—Application, July 13, 1949, under sections 7b and 21 of the zoning resolution, of Kitzler & Nurick, applicants, on behalf of Joseph J. Fisher, owner, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area; premises 710-722 Parkside avenue, south side, 84 feet 6 inches east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

450-49-BZ—Application, June 8, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Pearlson Realty Company, owner, to permit upon the local retail portion of a plot, located partly in a local retail and partly in a residence use, C area district, the erection of a business building (stores) using more than the permitted area; premises 141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens.

600-49-BZ—Application, August 15, 1949, under section 21 of the zoning resolution, of Jacob J. Gloster & Sons, applicants, on behalf of Max Klein, owner, to permit in unrestricted use, D area district, the extension of first floor in the rear of existing business building, using more than the area permitted; premises 94-12 Sutphin boulevard, west side, 81.07 ft. north of 95th avenue, (Block 9993, Lot 22), Jamaica, Borough of Queens.

385-49-BZ—Application, May 19, 1949, under sections 7c and 7i of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Kathryn G. Fitzpatrick, owner, to permit in a business use district, the reconstruction, re-arrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium; premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

CALENDAR

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

589-49-BZ—Application, August 5, 1949, under sections 7i, 7A, 21 and 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charles W. Bast, owner, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than the area permitted, with entrances, signs and show windows more than the permitted distance from the intersection; premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

23-37-SA—Silent Heat Oil Burner, Models A, B and E (reopened May 10, 1949 re amendment of resolution to permit the marketing of Model E under trade names of Delta, Model B-2 and National Combustion 2; Model C under trade names Delta, Model A-1 and National Combustion 1).

98-49-SA—Prosperity Automatic Dry Cleaning Unit, Model 3-B.

120-49-SA—Hot Point Automatic Clothes Washer, Model LC-2.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 11, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

432-49-A—161 Driggs avenue, southeast corner of Humboldt street (1st floor); (Block 2708, Lot 18), Borough of Brooklyn.

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 18, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-49-BZ—Application, May 27, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of S. K. Lawrence & Ella Waller, owners, (Professional Telephone Service, Inc., lessee), to permit in a residence use district the change in occupancy of one apartment on second floor to private telephone exchange; premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet

CALENDAR

south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

303-26-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corporation, owner, reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station, (previously granted by the Board); premises 5262-5272 (5248-5258 displayed), Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, Part of Lot 20), Borough of Brooklyn.

877-39-BZ—Vol. IV—Application of L. J. Shapiro and G. A. Shapiro, applicants, on behalf of Hyman Kahn, Ella Kahn, Rose Kahn, Cyril Kahn and Harold Kahn, owners, reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location), and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolution; premises 1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

383-48-BZ—Application, April 28, 1948, under sections 7c and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corporation, owner, (Cities Service Oil Company, lessee), to permit in a residence and business use district, the reconstruction of existing gasoline service station to include retail sales, motor vehicle repair shop, lubritorium and auto laundry; premises 2755 Williamsbridge road, northwest corner of Boston Post road (Block 4515, part of Lot 13), Borough of The Bronx.

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly

in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

411-45-BZ—Vol. II—Application of Adolph Goldberg, applicant, on behalf of Evanmac Realty Corporation, owner, reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot; premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

350-49-SM—Brite Lite Areawalls.

658-45-SM—Wheeling Tri-Rib Roof Deck and Accessories.

204-49-SM—Porete & Poretherm Light Weight Concrete.

438-49-SM—Magic Mirror Door Detective, Models—Classic, Futura, Door Knocker.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 18, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 25, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

CALENDAR

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 1, 1949, at 2 o'clock in Room 1013. Municipal Building, Manhattan, on the following matter:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 13, 1949, were approved, as printed in the Bulletin of September 20, 1949, Vol. 34, No. 38.

ZONING APPLICATIONS

25-34-BZ—Vol. III

APPLICANT—Gustave Goldman, for Howard Birch, owner (Suburban House Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret).

PREMISES AFFECTED—1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene P. Mitchell.

For Opposition: Arthur M. Sommerfield, Bernard D. Barnett, Herbert W. Purvin, Charles G. Lombardo, Macy Garrett, Beatrice Tillis, Gertrude Bornn and Belle W. Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1949 at 10 A.M. for continuation of hearing and for applicant to be present.

535-37-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the extension to existing garage for more than five motor (5) vehicles (previously granted by the Board) using more than the area permitted.

PREMISES AFFECTED—956-978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Philip Semel.

For Opposition: Irving Kahn, Ray Fastow, Mae Starkin, Celia Mintzer, Zelda Carver, Ann Goldberg and Isador Lowenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 4, 1949 at 10 A.M. for consideration by the Board in Executive Session and for decision; hearing closed.

361-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Frel Properties, Inc. and Harry Fink, owners (Harry Fink, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Fink.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1949 at 10 A.M. for further consideration by the Board, after applicant has obtained requested information and proof as to refilled land, etc.

362-49-BZ

APPLICANT—Lama, Proskauer and Prober, for D.M.D. Building Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than the permitted distance from the intersection.

MINUTES

PREMISES AFFECTED—255-24 to 255-36 Horace Harding boulevard, east side, 72 ft. south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Abram Shlefstein, Claude W. Carlstrom, Paul V. Rudden and Anna Madden.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1949 at 10 A.M. for inspection and decision without further argument.

380-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Elizabeth Raff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner (Block 3258, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Leo B. Mark, Eugene E. Ostrow, Henry Muller, Jr., Jerome Attardo and Rosa Attardo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. M. McKeever, Office of Borough President.

ACTION OF BOARD—Laid over to October 18, 1949 at 10 A.M. at the request of the applicant for owner to be present.

418-49-BZ

APPLICANT—Simeon Heller, for S. K. Lawrence & Ella Waller, owner (Professional Telephone Service, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of one apartment on second floor to private telephone exchange.

PREMISES AFFECTED—42-29 Judge street, east side, 245 ft. north of Elmhurst avenue (Block 1516, Lot 49), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller, Benjamin M. Shaw, Ruth T. Welch, Harris Block and Sidney K. Lawrence.
For Opposition: Mabel J. Brown, Mrs. E. Reymers, Frances Adametz, Margaret E. Kerner, Ely E. Samuels and Patrick J. O'Shea.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1949 at 10 A.M. for inspection and decision without further argument.

16-48-BZ

APPLICANT—Kitzler and Nurick, for A. M. Operating Corp., owner.

SUBJECT—Application reopened September 13, 1949, to consider additional use of motor vehicle repair shop—re Application (decision of borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the erection and

maintenance of a public garage for more than five (5) motor vehicles using more than the area permitted.

PREMISES AFFECTED—34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (16-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a public garage for more than five (5) motor vehicles using more than the area permitted, affecting premises 34-45 70th street, east side, 100 ft. north of 35th avenue (Block 1257, Lot 50), Jackson Heights, Borough of Queens, was granted by the Board on May 4, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on September 13, 1949 and set for hearing on September 27, 1949 at 10 A.M.; and

WHEREAS, a public hearing was held on September 27, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated July 7, 1949 acting on Alt. Applic. 1632-49 reads:

"1. Proposed change of use of storage garage to auto repair shop, non-storage garage for more than five motor vehicles and auto sales room for more than five motor vehicles which is contrary to resolution of Cal. 16-48-BZ, must be resubmitted to Bd. of Standards and Appeals."

and

WHEREAS, the resolution adopted by the Board on May 4, 1948 had reference only to the area permitted to be covered by the building and that in view of the building being in a manufacturing use district, the proposed use as motor vehicle repairing would be permitted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 4, 1948 by adding thereto:

"that nothing in this resolution shall interfere with the owner being permitted to occupy the building for such accessory uses as are permitted in a manufacturing use district; that a new certificate of occupancy shall be obtained."

934-48-BZ

APPLICANT—Morris Bernard Adler, for Max Bauer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris B. Adler.
For Opposition: John Maiorano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (934-48-BZ)

WHEREAS, on January 11, 1927, under Cal. No. 490-26-BZ, the Board denied an application under sections 7e and 21 of the zoning resolution, for the erection and maintenance of a garage for the storage of more than five motor vehicles and the omission of the required rear yard, affecting premises 8124-8202 18th avenue, Borough of Brooklyn; and

WHEREAS, on October 30, 1928 under Cal. 327-28-BZ an application was withdrawn under sections 7c, 7e and 21 of the zoning resolution, to permit partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles and show room; and

WHEREAS, Morris Bernard Adler for Max Bauer, owner, filed October 18, 1948 an application under sections 7f, 7e and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area, affecting premises 8124 to 8202 18th avenue, west side, 180 ft. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn; and

WHEREAS, a public hearing was held on January 11, 1949 after due notice by publication in the Bulletin, and laid over, for further consideration after action by the Board of Estimate; set for hearing on September 27, 1949; and

WHEREAS, the district maps accompanying the zoning resolution show that 18th avenue, 81st and 82nd streets and the site are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated November 22, 1948 acting on N.B. Applic. 1003-48 reads:

"1. A public garage for more than 5 motor vehicles located partly in a residence and partly in a business use district as proposed is contrary to the Zoning Resolution, Art. II, Sect. 3, and Art. II, Sect. 4 (a) 15.

"2. The proposed building exceeds in area the 60% of the lot permitted by the zoning res., Art. IV, Sect. 13 in a 'C' area district."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 256 ft. 8½ in. in depth, irregular, presently vacant; that it is proposed to erect a building to cover the entire lot, 2 stories, 28 ft. in height, of class 1 construction, to be used as a public garage for more than five motor vehicles; and

WHEREAS, the applicant contends that immediately to the north and adjoining the premises in question, there now exist three one-story and two-story brick buildings occupied as a wholesale bakery on the first floor with apartments above, owned by this applicant; that to the rear of the bakery and extending to the private lane there exists a one-story, non-fireproof garage; that immediately to the south and adjoining the premises in question there exists an unimproved lot with a frontage of five feet on 18th avenue; that further to the south there is a row of one- and two-story brick buildings of mixed occupancy used as factories and apartments above; that to the rear of these buildings and extending to the private land there exist lots 130 and 169 upon which will be erected a public garage for more than five motor vehicles granted by the Board under Cal. 137-26-BZ; that still further to the south and extending to 84th street there exist successively a one-story non-fireproof public garage, an auto repair shop and a gasoline service station; that facing on New Utrecht avenue and on 84th street in the same block there exist several other non-conforming uses such as lumber storage yards, a dry cleaning plant, and a gas station; that in addition, a street level trolley line "right-of-way" runs diagonally across the block from 84th street to New Utrecht avenue which has been abandoned for transit purposes; and

WHEREAS, the applicant has notified those who appeared in objection at the hearing on January 11, 1949 of a further hearing on this date; and

WHEREAS, 82nd street between 18th avenue and New Utrecht avenue was removed from the map by the Board of Estimate by resolution adopted June 16, 1949 under Cal. 112; and

WHEREAS, the applicant states that the capacity of the building will be less than 200 cars; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision f and e, as to use, of the zoning resolution, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to extension of area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7e as to use and under section 21 as to extension of area, to permit the construction of a storage garage for more than five (5) motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received October 18, 1948," six sheets, *on condition* that the building shall not exceed two stories in height without a cellar as indicated on such plans except for a boiler room which shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that the ramp to the second floor shall be set back so that a space of not less than 20 ft. at sidewalk level shall be maintained before the gradient commences; that there shall be no windows erected on the side lot lines to the north and south; that if any gasoline storage system is maintained, the same shall be constructed within the building for servicing cars stored therein only; that no motor vehicle repairing shall be carried on; that there shall be no opening to the private right-of-way at the rear except one opening not over 3 ft. 8 in. in width for required exit from the building but not for the exit of cars; that any windows along the rear line shall be fireproof and self-closing; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall be of class 1 construction throughout; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1002-48-BZ

APPLICANT—Max Horn, for Philip E. Gussow and Gershon Mundell, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station.

PREMISES AFFECTED—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Philip E. Gussow.

For Opposition: S. H. Nason.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (1002-48-BZ)

WHEREAS, on June 7, 1927, the Board granted a variance (Cal. 113-27-BZ) under section 21 of the zoning resolution, to permit in a business district the maintenance of a gasoling selling station under certain conditions for a term of years to terminate January 1, 1929, affecting premises 1832 Cornaga avenue, Far Rockaway, Borough of Queens; and

WHEREAS, on December 16, 1932, the Board adopted a report of a committee of inspection and the application was reopened subject to the usual procedure; and

WHEREAS, on February 28, 1933, the Board granted a variance under section 21, to permit in a business district the permanent maintenance of the gasoline service station, on certain conditions, limited to the plot in question, having a frontage of 58 ft. and a depth of 100 ft. on which there exists an accessory building, used as an auto laundry; that the number of gas pumps shall not exceed three, and that none shall be within 10 ft. of street line of property; and

WHEREAS, Max Horn for Philip E. Gussow and Gershon Mundell, owners, filed November 29, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop in conjunction with existing gasoline service station, affecting premises 1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on June 21, 1949, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to September 27, 1949, at request of the applicant, to consider further revision of plan and to obtain estimate of cost of proposed building; and

WHEREAS, the district maps accompanying the zoning resolution show that Mott avenue, Cornaga avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 3932-49, dated April 26, 1949, reads;

"1. Erection of a garage for storage of more than five cars and repair shop in a business use district, is contrary to Art. 2, Sect. 4, Par. 15 and 29 respectively of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 56 ft. front by 184 ft. in depth, irregular, on which is located a five-car metal garage, a two-car frame garage and a frame repair shop and two gasoline dispensing pumps, and two buried 550-gallon gasoline storage tanks; that it is proposed to demolish the existing frame structures and the metal garage and erect a building 50 ft. front on Cornaga avenue and 120 ft. in depth, irregular, one story 13 ft. in height, of Class 3 construction, to be used as a garage for more than five motor vehicles and a motor vehicle repair shop in conjunction with existing gasoline station; and

WHEREAS, the applicant contends that the owners of this property operate the gas station and repair shop on the corner of Mott avenue and Cornaga avenue in Block 48, Lot 34; that the repair and car storage facilities at this station are very inadequate, so the owners purchased this gas station with the small repair shop, garages, etc. in July, 1944, for the purpose of building a large repair shop and garage to be used in conjunction with the corner station and repair shop; that only four buildings separate the two stations; that the immediate surroundings are such that the extension of the present facilities by replacing the frame and metal structures with a modern masonry building would be a welcome improvement; that the proposed building is very close to the main business section of Far Rockaway, and numerous houses and apartment houses without garage facilities; that all these require garage space and truck and car repair facilities, which is the reason for purchasing the additional land and building the proposed new structure; that the two adjoining buildings, numbers 1834 and 1836, are in the same ownership; that the building to the east, No. 1830 is a funeral parlor; the two buildings across the street, No. 1833 are used as an animal hospital,

and similarly the other buildings and uses surrounding this repair shop (the gas station is not to be enlarged) would not be hurt in any way by this new building; that it is proposed to replace the present unsightly garages and small repair shop with a modern masonry building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under sections 7f and 7i thereof, for a term of fifteen (15) years, to permit the premises to be occupied as proposed and substantially as indicated on plans filed with this application marked "Received September 2, 1949," four sheets, as amended by revised plans marked "Received September 23, 1949," three sheets, as a garage for more than five motor vehicles, and under section 7i as a repair shop, on condition that the building shall be constructed substantially as indicated on revised plans marked "Received September 23, 1949," and not over one story in height, complying in all other respects with the requirements of the building code and the zoning resolution and all other laws, rules and regulations applicable thereto; that all structures now on the portion of the plot where the garage as proposed is to be located shall be removed; that no windows or other openings shall be erected in the walls nearer than 10 ft. to the lot lines to the northeast and west; that the boiler room shall be separated from the balance of the building and shall be enterable only from the exterior; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no additional gasoline storage system shall be constructed on the premises other than now existing; that the building shall not be increased in height or area; that this garage may be occupied in conjunction with the existing gasoline service station on the front portion of the premises as permitted by resolution adopted by the Board June 7, 1927 under Cal. 113-27-BZ; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

267-49-BZ

APPLICANT—Sidney Ritterman, for Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles on unbuilt upon portion of lot with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—2920-2954 West 20th street and 2001-2017 Surf avenue, northwest corner (Block 7059, part of Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (267-49-BZ)

WHEREAS, Sidney Ritterman, for Aaron Bring Chevrolet Co., Inc., owner, filed March 31, 1949, an application under sections 7e, 7h and 7A of the zoning resolution, to permit in residence and business 1-use districts, the parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the lot with entrances beyond permitted distance from intersection, affecting premises 2920 to 2954

MINUTES

West 20th street and 2001-2017 Surf avenue, northwest corner (Block 7059, part of lot 26), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 7, 1949, after due notice by publication in the Bulletin, laid over from time to time, and last laid over to September 27, 1949, for report from applicant as to removal of, or repair and legalization of existing building occupied by contractor; and

WHEREAS, the district maps accompanying the zoning resolution show that Surf avenue is in a business use, C area and Class 1 height district; West 20th street and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1949, acting on Alt. Applic. 32/49, reads:

"1. Parking and storage of more than 5 motor vehicles on a lot partly in a Business 1 District and extending into a Residential Use District is contrary to Art. II, Sec. 3 of Zoning Resolution for Residential portion of lot.

"2. Proposed entrances for the parking and storage of motor vehicles located beyond 25 feet from Surf Ave. violates Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 317 ft. 8 $\frac{3}{8}$ in. front by 151 ft. 4 in. in depth (irregular) on which are located the following:

- 1-story frame building 38' 6" x 62' 6" used for repairs
- 1-story frame building 58' x 142' used as garage for more than five cars
- 1-story frame building 81' 6" x 38' 10" used for storing building material
- 1-story frame building 58' x 112' 6" used as auto showroom
- Six 1-story frame stores, 96' 6" x 80'
- Three 1-story frame dwellings 43' x 64'

1-story brick adjoining dwelling 26' x 38' 8"—for which C. O. No. 97361 issued August 2, 1940, on Alt. Applic. 2656/40, permits cellar: ordinary use, 1st floor, restaurant and cabaret, 90 persons; 2nd and 3rd floors, one family; total: restaurant, cabaret and 1 family; that it is proposed to continue the use of open portion of premises for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the purpose of this application is to legalize the open portion for the existing parking and storage use which has been in existence for approximately twenty-five years; that there is a definite necessity for this parking lot in this area especially during the summer season when Coney Island is heavily trafficked, in view of its proximity to the main thoroughfares; that due to the lack of parking facilities in this vicinity, the need for this parking lot remains constant throughout the year; that the granting of this application will in no way affect the surrounding properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under sections 7h, 7e and 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7h, 7e and 7A thereof, to permit the premises as proposed and as indicated on plans filed with this application marked "Received March 31, 1949," three sheets, to be occupied where unbuilt upon for the parking and storage of motor vehicles *on condition* that the unbuilt upon area shall be leveled substantially to the grade of West 20th street and shall be surfaced with clean gravel, steam cinders or other suitable material and treated with a binder and properly rolled; that curb cuts shall be restricted to two existing curb cuts to West 20th street as indicated, each 18 ft. in width; that proper aisles shall be maintained at all times

for easy entrance and egress and no cars shall be stored or parked adjacent to frame buildings, as indicated on plan of proposed conditions; that the building at the rear to the west now occupied for building material and storage shall be repaired and fire-retarded by facing with metal as proposed in the letter of September 16, 1949; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

323-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Long Island Motors, Inc., and Pauline Kurfust, owners (Long Island Motors, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars, using more than the area permitted.

PREMISES AFFECTED—59-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis Kurfust.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (323-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Long Island Motors Inc. and Pauline Kurfust, owners; Long Island Motors, Inc., lessee, filed April 26, 1949, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of an existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars using more than the area permitted, affecting premises 59-01 to 59-19 37th avenue; 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10, 12), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 19, 1949, after due notice by publication in the Bulletin, and laid over to July 22, 1949 for inspection by a committee of the Board, then to September 20, 1949 for applicant to file revised plans, and then to September 27, 1949, for investigation by the Board and for applicant to file information; and

WHEREAS, the district maps accompanying the zoning resolution show that 59th street, 60th street, 37th avenue and site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1949, acting on Alt. Applic. 458-49, reads:

"1. The extension of an existing storage garage for more than five motor vehicles so as to be used for storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts dept., offices & auto showroom for new and used cars on premises located in a residence

MINUTES

use district is contrary to Art. II, Sec. 3 of the Zoning Resol.

"2. Proposed extension exceeds allowable coverage of lot in a 'B' area district and is contrary to Art. IV, Sect. 12(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 100 ft. in depth on which is located a building 100 ft. front by 100 ft. in depth, one story 14 ft. 4 in. in height, of Class 3 construction, erected while the zoning was unrestricted and presently used as a garage for more than five motor vehicles, welding, repairs, painting and spraying, body and fender work for which Certificate of Occupancy #17196-25 has been issued for a garage; that it is proposed to maintain the present uses in the existing structure and to add a new parts department; that it is further proposed to erect an addition 100 ft. by 100 ft. to be used in conjunction with the present building, to be used as a showroom, welding, repairs, painting and spraying and body and fender work, all to be on cars dealt in by the agency; and

Whereas, the applicant contends that a suitable welding room, painting and spraying room will be installed as well as such portable fire fighting equipment as ordered by the Fire Commissioner; that the building is presently used by the Long Island Motors, Inc., a car agency, to store and service cars dealt in by same at their present showroom at 57-25 Roosevelt avenue; that the extended building is required by the increased volume of business to service their cars; that there are many nonconforming uses in the affected area; that inasmuch as the present building has a legal nonconforming use, the proposed extension will not affect the area; that the present building extends to a depth of 100 ft. and extending the proposed extension to the same depth will not affect the block and the leaving of an open space would not help the area; that the present open area is 10,000 sq. ft. and the allowable building area in this zone is 7,250 square feet, so that the proposed extension exceeds the allowable building area by only 2,750 square feet; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution, as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to extension of coverage, on the grounds of practical difficulty and unnecessary hardship; and

WHEREAS, the existing building has been occupied as a garage for more than five cars and for repairing of cars continuously since the building was erected in 1924.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 7c as to use and section 21 as to extension of coverage, to permit the one story building as proposed as an addition to the existing building, substantially as indicated on plans filed with this application, marked "Received April 26, 1949," four sheets, and revised plan marked "Received August 2, 1949," one sheet, *on condition* that all repairing shall be confined to the existing building; that the extension shall be used only for the storage of cars dealt in by the agency and for servicing the same with gasoline as proposed and permitting the sale and display of new and used cars where indicated near the intersection of 59th street and 37th avenue; that the windows along the 59th street building line shall have sills not less than 6 ft. above the curb except one show window adjacent to corner; that the building shall not be further increased in height or area; that the openings between the existing building and the proposed extension shall be protected with fire doors in accordance with the requirements of the building code; that no signs shall be erected on the new extension; that there shall be no windows in the rear wall of the proposed extension;

that the gasoline supply in the proposed extension shall be limited to two (2) 550 gallon tanks and two pumps located near the entrances as proposed; that curb cuts shall be not over two in number to 37th avenue, each not over 18 ft. in width; that sidewalks and curb cuts around the premises on all three streets shall be repaired or reconstructed to the satisfaction of the borough president; that any boiler room constructed as indicated shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior, except that the ceiling may be fire-retarded; that such portable fire-fighting appliances shall be maintained throughout the building as the fire commissioner shall direct; that repairing, under section 7i, in the existing building shall be restricted to the repairing and servicing of cars dealt in by the agency; that in all other respects, the existing building and the proposed extension shall comply with the requirements of the zoning resolution and all other laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

352-49-BZ

APPLICANT—A. H. Salkowitz, for S. Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the maintenance of a dwelling without the required front and side yard.

PREMISES AFFECTED—148 Beach 149th street, east side, 486.86 ft. south of Rockaway Beach boulevard (Block 788, Lot 47), Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and S. Cohen.

For Opposition: W. J. Kelly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (352-49-BZ)

WHEREAS, A. H. Salkowitz for S. Cohen, owner, filed May 6, 1949, an application under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of a dwelling without the required front and side yard, affecting premises 148 Beach 149th street, east side, 486.86 ft. south of Rockaway Beach boulevard (Block 788, Lot 47), Neponsit, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 27, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway Beach Boulevard, Beach 149th street and the site are in a residence use, G area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1949, acting on N.B. Applic. 1172-47, reads:

"1. Encroachment of front yard in a G district is contrary to Art. IV, Sec. 16B of zoning resolution.

2. Reduction of width of sideyard to 9 ft. 0 in. in a G district is contrary to Art. IV, Sec. 16B of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 65 ft. front by 100 ft. in depth, on which is located a building 38 ft. front by 48 ft. in depth, one and one-half stories, 18 ft. in height, of Class 4 construction, presently used as a one family dwelling; and

WHEREAS, the applicant contends that the plans for this structure were approved by the Department of Housing and Buildings under N.B. Applic. 1172-1947 and the structure had been erected with the exceptions listed below in accord-

MINUTES

ance with the approved plan, the building being illegally occupied at the present by the owner; that prior to the excavation and pouring of the foundation of the structure the building had been erroneously staked out encroaching 1 ft. upon the required 10 ft. side yard along the southern lot line of the plot and increasing the northern side yard to 18 ft.; that this error was not discovered until the construction of the building had well advanced and at a time where any compliance with the approved plot plan would have caused undue hardship to the owner; that attention is invited to the fact that the northern side yard is 8 ft. in excess of the required side yard and that it was not the intent to increase its width by encroaching 1 ft. upon the opposite yard; that the number of steps leading to the front porch had been increased to seven risers for a 6 ft. width, encroaching into the required 20 ft. set-back 5.8 ft.; that it was necessary to increase the number of steps to raise the basement floor level above the sewer level in the street and above the ground water level which in this location, within a hundred feet from the seashore, is at times only a few feet below legal grade; that the set-back from the street line of all adjoining structures is much less than that required for a G-area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the reduction of the yard space as proposed and as indicated on plans filed with this application marked "Received September 8, 1949," three sheets, "Received May 6, 1949," one sheet, and "Received May 12, 1949," one sheet, *on condition* that no further encroachments in the required side or front yard areas shall be permitted other than now existing as indicated on plans filed with this application; that no use of the building shall be made except as permitted in a residential zone; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

421-49-BZ

APPLICANT—Herman E. Horwood, for Frank Lauria, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the additional use of a motor vehicle repair shop on an existing gasoline service station, car washing and lubrication.

PREMISES AFFECTED—46-11 108th street, northeast corner of 47th avenue (Block 2002, Lot 35), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Stanley Blay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (421-49-BZ)

WHEREAS, Herman E. Horwood, for Frank Lauria, owner, filed May 31, 1949, an application under section 7i of the zoning resolution, to permit in a business use district, the additional use of a motor vehicle repair shop on an existing gasoline service station, car washing and lubrication, affect-

ing premises 46-11 108th street, northeast corner of 47th avenue (Block 2002, Lot 35), Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 27, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 46th avenue, 47th avenue and 48th avenue are in business and residence use districts; 46th avenue is in C and D area, Class 1 $\frac{1}{4}$ and $\frac{3}{4}$ height districts; 48th avenue is in C and E area, Class 1 height districts; 108th street and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 1, 1949, acting on Alt. Applic. 850-1949, reads:

"1. The addition of the use of 'motor vehicle repairs', in a gasoline service station located in a Business zone, is contrary to art. 2, sec. 4, subsec. 29 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 90 ft. in depth on which is located a gasoline service station with accessory building, 52 ft. 10 in. by 41 ft. 8 in., irregular, one story, 17 ft. 6 in. in height, of Class 3 construction, used as office, lubritorium and car washing; that it is proposed to maintain a motor vehicle repair shop in the building used for car washing and lubrication; and

WHEREAS, the applicant contends that this gasoline station was erected in 1928 under N.B. 2277-1928 as a gasoline selling station, car washing and lubricating, at which time repairs would also have been permitted as the district was unrestricted until 1936, when it was changed to business use; that immediately adjoining to the north is a storage garage, gas station and auto repair shop (Block 2002, Lot 1) and on the southeast corner directly across 47th avenue is a gas station and complete auto repair shop (Block 2003, Lot 1) so that subject station is under a serious handicap because of inability to give any repair service and much business is lost to competitors on both sides, as motorists requiring repairs will not buy gasoline at one station and go to another for repairs; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district requirements of the zoning resolution and that the application be and it hereby is *granted* under section 7i, to permit motor vehicle repairing with hand tools only to be carried on on the portion of the premises as proposed and as indicated on plans filed with this application marked "Received May 31, 1949," three sheets, *on condition* that all such repairing shall be in connection with cars being serviced within the service portion of the accessory building as proposed and not elsewhere on the property or on the adjoining streets; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the premises and building shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a certificate of occupancy shall be obtained.

602-49-BZ

APPLICANT—Reuben A. Lazarus, for East Brooklyn Savings Bank, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection of a business building (Bank) covering more than the area permitted.

MINUTES

PREMISES AFFECTED—1702-1710 Avenue U and 2101-2111 East 17th street, southeast corner (Block 7350, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reuben A. Lazarus and Arthur P. Simon.

For Opposition: M. E. Lane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (602-49-BZ)

WHEREAS, Reuben A. Lazarus, for East Brooklyn Savings Bank, owner, filed August 29, 1949, an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection of a business building (bank) covering more than the area permitted, affecting premises 1702-1710 Avenue U and 2101-2111 East 17th street, southeast corner (Block 7350, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on September 27, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue U and the site are in a business use, D area, Class 1 height district; East 17th street and East 18th street are in business and residence use D area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated August 12, 1949, acting on N.B. Applic. 872-49, reads:

"1. Proposed structure to occupy 6400 sq. ft. at curb level violates Art. IV, Sec. 14c Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 80 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a business building 80 ft. front by 80 ft. deep, one story, 26 ft. in height, of Class 1 construction, to be used as a bank; and

WHEREAS, the applicant contends that this is an appropriate case for the Board to consider in order to permit a greater area of coverage than that permitted in a D area district; that the owner now occupies a building 30 ft. by 100 ft. on the opposite corner (Block 7349, Lot 8), in which building it conducts a savings bank and which quarters it has outgrown; that the only site available in the immediate vicinity is one on the southeast corner; that the proposed building will be an ornamental and highly desirable improvement and an asset to the neighborhood; that if permitted to occupy the area as shown on plans, the structure will cover much less than the area of coverage of substantially all of the other lots in the vicinity in which much less desirable businesses are being conducted; that the building will cover 6400 sq. ft. instead of 5150 sq. ft. permitted in a D area, notwithstanding coverage of 100% on the three corners opposite; that no building will suffer loss of light or air as a result of the erection of the proposed building; that it is to be noted that other streets in the neighborhood measure only 60 ft. in width; that the proposed building will have a 20 ft. yard between the bank and the building occupying the adjoining lot on East 17th street (Block 7350, Lot 73); that the building adjoining on Avenue U has no windows except in a recessed court on the side facing the plot for the new building; that the bank being a neighborhood institution and inasmuch as many depositors in savings banks are individuals of advanced age, consideration might properly be given to the need for continuing the business as near to the old location as possible and on one floor at sidewalk level; that the granting of this application will do substantial justice in that it will permit the owner the use of the small area of coverage in excess of that permitted without adversely affecting anyone, while denial will substantially reduce the space required with a consequent reduction in the value of the lot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof to permit the increased area coverage, as proposed and as indicated on plans filed with this application, marked "Received August 29, 1949" (4 sheets), *on condition* that the building shall be for the use as proposed and arranged substantially as indicated and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the space at the rear over the proposed cellar extension shall not be built upon above grade and shall be maintained with suitable landscaping; that a wrought-iron fence shall be erected on the street lines and on the rear and side lot lines where walls of adjoining buildings do not occur on the lot line; that the rear wall of the building shall be maintained with face brick agreeing with the front and side facades; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISION

311-49-A

APPLICANT—Kitzler and Nurick, for Nost-Mont Garage, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—956-978 Nostrand avenue, west side, from Montgomery street to Sullivan place; 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Philip Semel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1949 at 10 a.m., for consideration by the Board in Executive Session and for decision; hearing closed.

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL

189-44-SM

APPLICANT—Republic Fireproofing Co., Inc., owner.

SUBJECT—Application reopened May 10, 1949—re inclusion of additional block—re Republic Fireproofing Co., Inc., Hollow Wall Slagblok Concrete Units; previously approved.

APPEARANCES—

For Applicant: Sigurd Neatwait.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (189-44-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 1, 1949

Re: Cal. 189-44-SM.

Subject: Amendment to Resolution to Include Additional Block.

Republic Fireproofing Company, New York, requested by letter, dated April 8, 1949 that Cal. 189-44-SM be reopened

MINUTES

to include additional block. The case was reopened by a vote of the Board May 10, 1949.

Purpose

This block is a hollow load bearing chase block to be used as a horizontal chase to carry open conduits and like materials on the interior face of a wall.

Description and Test

These blocks are made in a size of 8" x 7½" x 13¾" and are in conformity with drawing marked "Received April 9, 1949" which are part of the record.

The block is made of a mix of 1 part approved cement to 5 parts of slag to 3 parts of sand to which is added 3½ gallons of city water per pack of cement, and are made on the same machine and cured in the same manner as the blocks approved under Cal. 189-44-SM on July 5, 1944.

Sample blocks were tested for compression only no absorption test being made as blocks are for interior use only.

Result of Compression Test

Blocks were tested with the 13¾" dimension in the vertical plane so that the bearing area was 60 sq. inches. Average compressure strength 5 blocks = 975 p.s.i.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Republic Fireproofing Company Chase Block of a size and manufactured as herein described on condition that the installation comply with the requirements of C26-450 Administrative Building Code and further that the requirements of the resolution adopted July 5, 1944 under Cal. 189-44-SM be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 5, 1944, in accordance with the above report.

378-46-SA

APPLICANT—Homease Products Division, Inc., owner.
SUBJECT—Application reopened July 12, 1949—re marketing of Homease Oil Burner (previously approved), under additional names of Sunline and Bogue.

APPEARANCES—

For Applicant—Sidney R. Rossiter.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (378-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 19, 1949

Re: Cal. 378-46-SA.

Subject: Reopening and Amendment of Resolution to Include Additional Trade Name.

Homease Products Division, Paterson, New Jersey, requested by letter, dated June 24, 1949, that the resolution adopted June 25, 1946 and as amended June 29, 1948 be

reopened so as to permit the Homease Oil Burner to be marketed under the trade names "Sunline" and "Bogue." The case was reopened by a vote of the Board July 12, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted June 25, 1946 and amended June 29, 1948 under Cal. 378-46-SA be amended so as to permit the marketing of the Homease Oil Burner under the trade name "Sunline" to be marketed by Homease Products Division and the name "Bogue" to be marketed by the Homease Products Division to furnace manufacturers, on condition that the requirements of the resolution adopted June 25, 1946 under Cal. No. 378-46-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 25, 1946, as amended June 29, 1948, in accordance with the above report.

488-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Steam or Water Boiler, Model 443, approval of.

APPEARANCES—

For Applicant: Malcolm McLean.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (488-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 8, 1948.

Re: Cal. 488-46-SA.

Subject: Bryant Gas Fired Steam or Water Boiler, Model 443; approval of.

Bryant Heater Co., 122 East 42nd Street, New York City, filed June 27, 1946, an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Steam or Water Boiler Model 443 under the provisions of Article 12, Subarticle 1 and C26-191.0a of the Administrative Building Code.

Description

The Model 443W Bryant Boiler is designed to burn gas and has a battery of cast iron sections used as a heat exchanger. It has cast iron raised and drilled port burners. The cast iron burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of cast iron heat exchanger sections and are then piped by a flue connected at the top of the heater to a chimney or flue leading to the outside air. Heated water produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means. The gas supply is controlled and passes through first a pressure regulator and then to a snap valve. This snap valve is controlled by an electric magnetic valve wired in series with a thermostatic safety pilot and under the control of a room thermostat and also the thermostatic pilot circuit. In addition, there is a gas actuated high limit control, which regulates the boiler water temperature independently of the room thermostat and also acts as a safety control.

MINUTES

The only difference between the water and steam as described above is that the steam produced by this boiler is carried through pipes to the space to be heated and condensate returned to the boiler by the same means.

The jacket is of sheet metal and is insulated by means of 1" thick corrugated asbestos at front, sides, rear and top of boiler section.

Inspection and Test

A Model 443 was inspected and tested December 10, 1947 at 388 Eighth Avenue, New York City. Present at the test were Comm. C. M. Blum and Chief Engr. L. V. Huber, Committee on Test and Mr. M. H. Laundon, Jr., representing the applicant. The unit operated without a defect. The unit has been approved by the American Gas Association Cert. #4-(176-1.3-4.3 and 6.3).001.

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval of Bryant Gas Fired Steam or Water Boiler Model 443 for use in N. Y. C. in other than garages or explosive atmospheres when installed in accordance with this report and the requirements of Article 11, Subarticle 1 of the Administrative Bldg. Code provided each boiler bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 488-46-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

Adjourned: 1:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 1949,
2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

893-46-A—Vol. II

APPLICANT—S. Walter Katz, for Hudson and Manhattan Railroad Co., owner.

SUBJECT—Application reopened February 15, 1949—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—50 Church street, west side, block bounded by Church, Fulton, Dey and Greenwich streets (Building B, Hudson Terminal); (Block 81, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig Hanauer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (893-46-A—Vol. II.)

WHEREAS, on application of S. Walter Katz, for Hudson and Manhattan Railroad Company, owner, the Board reopened this appeal February 15, 1949, to consider a new

proposal as to changes in the requirements of the Board's resolution of June 3, 1947, granting this appeal on certain conditions; affecting premises 50 Church street, west side, bounded by Church street, Fulton street, Dey street and Greenwich street (Block 81, Lot 1); (Building B, Hudson Terminal), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated September 12, 1949, as to amendment to Alt. Applic. 2326-46, reads:

"6. Bridge across Dey street should be reconstructed at 12th floor as stated in resol. Bd. of St. and A. Cal. 893-46-A."

and

WHEREAS, the applicant now states that it is proposed to construct a bridge at the 13th floor level connecting to No. 30 Church street in lieu of the bridge required to be constructed by the Board at the 12th floor level; and

WHEREAS, the applicant contends that the Board previously approved the continuance of the rear stairway from the 12th floor to the roof; that the owners are unable to extend that stairway and now propose to install a stairway in the existing elevator shaft enlarging the well opening to accommodate the new stairway; that as the relative position of the new stairway does not differ from the previously approved stairway it is requested the Board approve the stairway as located on plans filed with this appeal marked "Received February 2, 1949," 1 sheet; that it is proposed also to build a new cross-over connecting No. 30 Church street with the building in question at the 13th floor level in lieu of the bridge at the 12th floor level as the 10th, 11th and 12th floors are occupied by the U. S. Steel Company and it would be impossible to create a passageway from the elevator hall to the bridge on the 12th floor; that it is therefore requested that the Board approve the construction of the bridge at the 13th floor level as indicated on plans filed with this appeal marked "Received February 2, 1949," 1 sheet.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 3, 1947, so that as *amended* the resolution shall read:

"... that the proposed bridge may be added at the 13th floor as proposed instead of at the 12th floor and as acted on by the borough superintendent under date of September 12, 1949 as to Alt. Applic. 2326-46, Objection 6, and as shown on revised plan marked "Received February 2, 1949," 1 sheet, on the further condition that the steps leading to the bridge at the 13th floor level shall be so located as to provide a landing not less than 6 ft. in depth between the open riser and the fireproof self-closing doors leading to the bridge; that the stair from the 12th to the 13th floor at the rear shall be connected to the closed stairway leading to the upper floors from the 13th floor so that there will be a continuous fireproof passage with door thereto at the 13th floor; that in all other respects the requirements of the resolution adopted by the Board on June 3, 1947 shall be complied with and a franchise permit shall be obtained from the Franchise Bureau of the Board of Estimate for the proposed bridge across the street to No. 30 Church street."

490-49-A

APPLICANT—Tobias Goldstone, for Gill Chemical Products, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—366 Oakland street, east side, 50 ft. south of Eagle street (Block 2506, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone and Willy Prager.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (490-49-A)

WHEREAS, Tobias Goldstone, for Gill Chemical Products, Inc., owner, filed June 24, 1949 an appeal from a decision of the borough superintendent, affecting premises 366 Oakland street, east side, 50 ft. south of Eagle street (Block 2506, Lot 6), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 10, 1949 as to Alt. Applic. 2337-48, superseded by a decision dated September 16, 1949, acting on Alt. Applic. 2337-48, reads:

"1. Provide an approved type (2 source) sprinkler system in accordance with Sec. C19-110.0-B, 4 and 6 and C26-1375.0 of Administrative Code."

and

WHEREAS, the applicant states that the building is two stories, 22 ft. in height, 25 ft. by 100 ft. in area at 1st floor, 25 ft. by 25 ft. in area at 2nd floor, of Class 3 and Class 4 construction, erected in 1898 on a lot 25 ft. by 100 ft. in area, now located in an unrestricted use C area Class 2 height district, used and occupied since 1948 as follows: 1st floor—manufacturing gas heaters; 2nd floor—office; proposed to be used and occupied: 1st floor—manufacturing wood forming and metal plastics—5 persons; 2nd floor—office—3 persons; that the building is provided with one 3 ft. wide wood stairs, enclosed in wood sheathing, equipped with wood doors which are not self-closing; stairhall leads direct to street but not to roof; and

WHEREAS, the applicant states that the records of the Department of Water Supply, Gas and Electricity show that the building was used in 1921 as a steam laundry; that the building was used for the manufacture of gas heaters for at least five years prior to the present occupancy; that it is proposed to remove a portion of the frame extension at the rear of the premises, 25 ft. by 27 ft. in area, and replace the existing walls with brick walls, to erect a storage vault for the storage of 1000 lbs. of nitro-cellulose solution, the vault to be constructed of brick walls, reinforced concrete roof, provided with necessary vents, skylights, vapor-proof bulbs, 14 sprinkler heads, concrete floor and curb and three hour fire door and assembly, all in accordance with Ch. 19-110.0 of the Administrative Code; that it is also proposed to install a one source sprinkler system for the entire 1st and 2nd floors; and

WHEREAS, the applicant contends that permission is sought of the Board to approve the one source sprinkler system for the building as the premises are small and as there now exists a 16 in. water main in front of the premises on Oakland street; that the minimum water pressure at curb level in front of the premises is 53 lbs. per sq. in.; that the proposed sprinkler system will be installed in compliance with all laws, rules and regulations covering the same except that it will have but one source of supply; and

WHEREAS, the applicant has filed a communication dated April 13, 1949 from the Department of Water Supply, Gas and Electricity stating that the minimum pressure at present obtaining in the city main at curb level supplying these premises is 53 lbs. per sq. in.; and

WHEREAS, the applicant states that the flashpoint of the nitro-cellulose solution which it is proposed to store and use is 15 deg. F.; and

WHEREAS, the applicant states that the solution which has a flashpoint of 15 deg. F. does not ignite by itself; that this solution is shipped to the premises in metal containers of approximately 5 gallons capacity and that usually 20 of these containers will be stored at any one time in the proposed vault and will be taken from the vault one or two containers at a time; that the solution will be mixed into a woodforming plastic by adding other ingredients and upon completion, the mixture will be filled into $\frac{3}{4}$ and 1 lb. cans manufactured by the Continental Can Co., equipped with a triple tight top and a soldered seam to avoid evaporation; that the cans will be labeled "Inflammable" and the certificate number will be applied to the label; that cans will be packed into cartons for shipment.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2337-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*

on condition that there shall be installed throughout the building a one source sprinkler system fed from the existing street water main complying with all the requirements therefor; that the stairway leading from the 1st floor to the 2nd floor shall be enclosed in fire retarded partitions with fireproof self-closing doors to the 1st floor area; that there shall be no storage or manufacturing of materials on the 2nd floor which shall be used for office work only as proposed; that the existing rear 2nd floor frame extension shall be removed as proposed; that all permits shall be obtained as required by the fire department; that the proposed inflammable material shall be stored within an approved vault as proposed, not more than two 5 gallon cans in use outside of the vault for factory operations; that such cans shall be of a type meeting the requirements of the fire department; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

685-42-A—Vol. II

APPLICANT—Henry G. Harrington, for Elm Coated Fabrics Co., owner (Resiloid Corp., Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—206-224 Stewart avenue (220 displayed), block bounded by Ten Eyck street, Gardner avenue and Meadows street (Block 2952, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington and Albert W. Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II subject to usual procedure, to consider extension of building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

850-48-A—Vol. II

APPLICANT—Industrial Maintenance, Inc., for Hayman and Lindenberg, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider amendment as to sprinkler system—re Appeal from a decision of the borough superintendent, (previously granted on condition).

PREMISES AFFECTED—4040-4054 3rd avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert Parnell.

For Opposition: Maurice Widman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II subject to usual procedure, to consider amendment of resolution as to sprinkler system.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

662-48-A—Vol. II

APPLICANT—Nathaniel C. Saxe, for Jack Rosenberg and Max Targer, owners.

SUBJECT—Application reopened February 15, 1949—re Appeal from a decision of the borough superintendent and an order and a decision of the fire commissioner.

MINUTES

PREMISES AFFECTED—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn at request of applicant to file plans with the Dept. of Housing and Buildings for proposed work in connection with the installation of sprinklers in compliance with requirements upon approval and completion of work and to request Fire Dept. to rescind the order appealed from.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

1082-47-A

APPLICANT—Scribner and Miller, for Diamond Junior Corp., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens; (under section 35, General City Law re bed of mapped street—Midtown highway).

APPEARANCES—

For Applicant: William J. Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 2 P.M. to await the decision of the Board of Estimate as to acquisition of property.

43-48-A—Vol. II

APPLICANT—Solomon Tannenbaum, owner.

SUBJECT—Application reopened May 17, 1949—re Appeal from an order of the fire commissioner (previously denied).

PREMISES AFFECTED—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Cellar and basement); (Block 6300, Lot 7), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Tannenbaum.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 P.M. for inspection by committee of Board and decision.

415-49-A

APPLICANT—2632 Broadway Corp., owner (Midway Res. Hotel, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving S. Freedman.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to October 18, 1949 at 2 P.M. for inspection by committee of Board and decision; applicant to file certificate of occupancy properly stamped as also a certificate of compliance under the Multiple Dwelling Law.

483-49-A

APPLICANT—Jacob W. Sherman, for Sandra H. Fox, owner (Bertha Meislin, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 P.M. for applicant to file revised plans; the premises and surrounding area were inspected by a committee of the Board.

599-49-A

APPLICANT—Frederick C. Genz, for The New York Association for The Blind, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 4, 1949 at 2 P.M. for applicant to file additional sectional plan.

ZONING APPLICATIONS

77-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William Reeber, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the reconstruction and extension to existing gasoline service station (previously granted by the Board).

PREMISES AFFECTED—181-01 to 181-11 Horace Harding boulevard and 59-04 to 59-12 Utopia parkway, northeast corner (Block 7065, Lots 3 and 5), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (77-32-BZ—Vol. III)

WHEREAS, this application, under section 7i of the zoning resolution permitting in a business district, the maintenance and extension of a gasoline service station for a term of two years, affecting premises 181-07 Horace Harding boulevard, northeast corner of Utopia parkway (Block 7065, Lot 5), Flushing, Borough of Queens, was granted by the Board May 20, 1932, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last extension having been granted on July 25, 1944; and

MINUTES

WHEREAS, the resolution was amended September 30, 1947, under sections 7f and 7i of the zoning resolution, for a term of ten years, to permit the premises to be occupied as a gasoline service station, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 28, 1948; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 20, 1932, as *amended* by resolution adopted through September 28, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 183-47)."

170-43-BZ

APPLICANT—Charles M. Spindler, for The Valentine Realty Co., owner (Forack Corporation, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of two years, the maintenance of a business sign on the East 187th street front of building, said sign projecting more than 18 in. beyond building line and not conforming with requirements of the Zoning Resolution.

PREMISES AFFECTED—2402 Ryer avenue, southeast corner of East 187th street (Block 3152, part of Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (170-43-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district, for a term of two years, the maintenance of a business sign on the East 187th street front of the building, affecting premises 2402 Ryer avenue, southeast corner of East 187th street (Block 3152, part of Lot 11), Borough of The Bronx was granted by the Board on January 25, 1944, on certain conditions; and

WHEREAS, the term of variance was extended October 1, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 25, 1944, as *amended* October 1, 1946 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under sections 7, subdivision e for a term of three (3) years from the date of this *amended* resolution, to permit the illuminated sign as proposed, to be maintained as indicated on plans and photographs filed with this application, *on condition* . . . ; and that other than as herein *amended*, the provisions of the resolution of January 25, 1944, shall be complied with (E.S. 28-43)."

597-44-BZ

APPLICANT—Lama, Proskauer & Prober, for Abraham Morris and Samuel Sorkin, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in an unrestricted and residence use, C area district, the demolition of a gasoline service station, motor vehicle repair shop, poultry slaughterhouse, and reconstruction as a gasoline service station and motor vehicle repair shop, omitting rear yard required under section 17 of the zoning resolution.

PREMISES AFFECTED—2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Blum 1

THE RESOLUTION (597-44-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, permitting partly in an unrestricted and partly in a residence use, C area district, the demolition of a gasoline service station, motor vehicle repair shop and poultry slaughterhouse and reconstruction as a gasoline service station and motor vehicle repair shop, omitting rear yard, required under the provisions of Section 17 Zoning Resolution, affecting premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn, was granted by the Board March 6, 1945, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved, as being in substantial compliance with the Board's resolution, on July 27, 1945; and

WHEREAS, time to obtain permits and complete the work was extended July 9, 1946, September 30, 1947 and September 21, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 6, 1945, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 240-44)."

1038-46-BZ

APPLICANT—Lehman, Doyle & Hodes, Trustees in Reorganization of Surface Transportation System and others, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the storage of more than five motor vehicles and a motor vehicle repair shop.

PREMISES AFFECTED—1100 East 177th street, south side, between projections of Devoe avenue and Bronx Park avenue (not cut through); (Block 3904, Lot 40), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Charles E. Eshelman and Addison B. Scoville.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (1038-46-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the storage of more than five (5) motor vehicles and a motor vehicle repair shop, affecting premises 1100 East 177th street, south side, between projections of Devoe avenue and Bronx Park avenue (not cut through); (Block 3904, Lot 40), Borough of The Bronx, was granted by the Board February 25, 1947, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended September 9, 1947 and July 27, 1948; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 25, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 417-46)."

206-47-BZ

APPLICANT—Joseph A. Dimino, for Anthony Coppola, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e, permitting in a residence and local retail use district, the erection and maintenance of a gasoline service station, for a term of ten years.

PREMISES AFFECTED—167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph A. Dimino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (206-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in residence and local retail use districts, the erection and maintenance of a gasoline service station for a term of ten (10) years, affecting premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond, was granted by the Board September 28, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 22, 1948,

only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 40-47)."

770-48-BZ

APPLICANT—United States Pharmacopoeial Convention, for Jesse B. Stark and Esther B. Stark, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of United States Pharmacopoeial Convention, Inc. and Library.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: W. Stuart Thompson and John A. Wahl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (770-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of U. S. Pharmacopoeial Convention, Inc. and library, affecting premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan, was granted by the Board October 5, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1948, by adding thereto:

"... that an apartment for the caretaker of the building may be maintained within the building above the street floor; that in all other respects the resolution adopted by the Board on October 5, 1948 shall be complied with, including the requirement that the front stoop shall be removed (Alt. 825-48)."

833-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building to be used as a synagogue; said building within 5 ft. of building line and with steps within the 10 ft. setback area and area occupied in excess of that permitted by the zoning resolution, (previously acted upon by the Board re old building, to be demolished).

MINUTES

PREMISES AFFECTED—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure to consider new proposal based on a new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

151-37-BZ—Vol. II

APPLICANT—Shirley and DeShaw, for South Brooklyn Railway Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building to be used as a retail food store with the remainder of lot to be used for parking of cars (previously acted upon by the Board—re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—365-373 Ralph avenue and 2005-2025 Pacific street northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: William R. Shirley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

411-45-BZ—Vol. II

APPLICANT—Adolph Goldberg, for Evanmac Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II, based on new proposal—re Application (decision of the borough superintendent) under sections 7b and 7c of the zoning resolution, to permit partly in a business use, partly in a residence use and partly in an unrestricted use district, the change in occupancy of the 1st floor of an existing building from garage for more than five (5) cars, to garage for two trucks, and store for wholesale auto supplies (existing garage previously acted upon by the Board).

PREMISES AFFECTED—894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application for consideration—reopening as Vol. II and rehearing—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board).

PREMISES AFFECTED—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and J. Gedney Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for rehearing under section 7e subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

30-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Moe Friedel, owner.

SUBJECT—Application for consideration—reopening as Vol. II based on a new decision—re Application (decision of the borough superintendent) under sections 7c, 7e, 7i and 7A of the zoning resolution, to permit partly in a business use and partly in a residence use district, the change of use from existing gasoline service station to a boiler room for heating purposes, lubricatorium, auto laundry, minor repairs, office and sales of auto parts and also the parking and storage of more than five motor vehicles, with curb cut more than 25 ft. from intersection of Bedford avenue and Sullivan place (previously withdrawn).

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

99-48-BZ—Vol. II

APPLICANT—George P. Ames, for Rossbach Homes, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of stores as shopping for housing development (previously acted upon by the Board).

PREMISES AFFECTED—72-02 to 72-22 164th street, west side, from 72nd to 73rd avenues, 163-14 to 163-18 72nd avenue and 162-39 to 162-43 73rd avenue (Block 6843, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

MATERIAL SUBMITTED FOR APPROVAL

064-40-SM

APPLICANT—Charles I. Brandin, Inc., for Jamestown Metal Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to construction—re

Jamestown Three Hour Hollow Metal Fire Door (previously approved).

APPEARANCES—

For Applicant: Charles I. Brandin.

ACTION OF BOARD—Application reopened for amendment of resolution, as to revision of construction of doors.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

Adjourned: 4 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases..

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

RULES

FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals Aug. 30, 1917; Amended Nov. 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of Section C26-254.0, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of a transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredths ($1/200$) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Flooring Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations.

(a) Seven eighths ($7/8$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($1/4$) of one (1) per cent of steel mesh;

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one percent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top.

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($1/2$) inch plaster boards, or three-eighths ($3/8$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($1/4$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers;

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter, converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing one-half ($1/2$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, two thicknesses of one-quarter ($1/4$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet;

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.

BULLETIN

OF THE

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CITY OF NEW YORK

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No. 41

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Court Decision.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 4, 1949, Affecting Calendar Numbers 46-49-BZ, 100-49-BZ, 336-49-BZ, 389-49-BZ, 460-49-BZ, 463-49-BZ, 607-49-BZ, 381-27-BZ—Vol. III, 25-34-BZ—Vol. III, 535-37-BZ—Vol. II, 363-49-BZ, 446-49-BZ, 608-49-A, 311-49-A 677-49-A, 65-31-SA, 341-33-SA, 234-37-SA, 277-49-SM, 281-49-SM and 573-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, October 4, 1949, Affecting Calendar Numbers 476-24-S—Vol. II, 498-49-A, 471-49-A, 52-48-A, 374-49-A, 414-49-A, 599-49-A, 347-27-BZ—Vol. II, 528-31-BZ—Vol. II, 320-37-BZ—Vol. II, 844-47-BZ, 1105-47-BZ, 156-48-BZ, 630-48-BZ, 437-49-BZ, 642-21-BZ, 660-23-BZ, 490-25-BZ, 223-46-BZ, 382-46-BZ, 447-48-BZ, 293-45-BZ, 280-48-BZ, 1102-48-SA, 1103-48-SA, 1104-48-SA, 62-33-SA, 172-35-SA, 162-47-SA and 500-47-SM.

Appeals as to Multiple Dwellings.

COURT DECISION

Matter of Northcrest Gardens Corp'n. v. Murdock:—On February 15, 1949, the board granted under section 7f, amended on March 8, 1949, to section 7e, a variance to permit in a residence use district the rebuilding of a gasoline service station including the erection and maintenance of a building to be used as a public auto laundry and office; Cal. No. 707-48-BZ; premises 77-02 to 77-10 Parsons Boulevard, southwest corner of 77th Ave., Flushing, Borough of Queens. On March 29, 1949, copy of petition and order of certiorari was served on the Board by Northcrest Gardens Corp'n., adjoining owner, for a review of the board's action. Mr. Justice Stoddart, at Special Term, Supreme Court, sustained the board, stating in part, "as the papers submitted reveal facts from which the Board of Standards and Appeals could find that there had been no permanent abandonment of the use of the premises as a gasoline service station, this court will not interfere with the determination of the board. . . ." (New York Law Journal, October 3, 1949, p. 692).

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to October 4, 1949

Cal. No. Dept. Premises Affected.

681-49-A—F.D.—100-116 Park avenue, west side, from East 40th to East 41st streets (Block 1275, Lots 27 and 43), Borough of Manhattan, Decision.

682-49-BZ—H.B.B.—866-868 Madison street, south side, 125 ft. east of Ralph avenue (Block 1483, Lot 13), Borough of Brooklyn, Alt. 2657-49.

683-49-BZ—H.B.B.—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn, N.B. 1014-49.

684-49-A—H.B.B.—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn, N.B. 1014-49.

685-49-A—H.B.Q.—74-05 Metropolitan avenue, north side, 66 ft. east of 74th street (Block 3065, Lot 15), Middle Village, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue) Alt. 2079-49.

686-49-BZ—H.B.M.—27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24-27 inclusive and Lots 29 and 30), Borough of Manhattan.

Restored to Docket

471-49-A—H.B.B.—158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn, Alt. 1756-49.

162-47-SA—Admiral Oil Burner (previously approved as Anco Oil Burner Model D-125), Appliance.

500-47-SM—Metal Door Association, Inc., 1½ Hour Flush Type Door; manufactured by Metal Door Association, Inc., for Richmond Fireproof Door Co., Material.

62-33-SA—Florence Oil Heater, Models HR-7 (RH-7); HR-9 (RH-9); CHF-29 (CH-29), Appliance.

172-35-SA—Florence Oil Space Heaters, Models PCX-7 (PC-7); PRX-7 (PC-7); PC-8 (PC-81); PR-8 (RP-83); PC-10 (CP-10); PCF-10 (CPF-101), Appliance.

490-25-BZ—Vol. II—H.B.M.—342 West 70th street, south side, 466 ft. 6 in. west of West End avenue (Block 1181, Lot 151), Borough of Manhattan, Amendment to Alt. 1096-49.

642-21-BZ—Vol. II—H.B.Q.—63-45 to 63-51 Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens, Alt. 1624-49.

660-23-BZ—Vol. II—H.B.Bx.—150-154 Van Cortlandt avenue, and 190-202 St. George's Crescent, southeast cor-

ner (Block 3313, Lot 18), Borough of The Bronx, N.B. 633-49.

382-46-BZ—Vol. II—H.B.Q.—74-02 to 74-18 Queens boulevard, south side, 199 ft. west of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens, N.B. 3808-49.

477-48-BZ—H.B.B.—1682-1694 Carnarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn, N.B. 369-48.

223-46-BZ—H.B.Q.—40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens, Alt. 964-45.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug.	9, 1949—Vol. 34, No. 32
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept.	6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Oct.	4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

CALENDAR

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 11, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 11, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

1070-48-BZ—Application, December 16, 1948, under sections 7c and 21 of the zoning resolution, of Fulton, Walter and Halley, applicants, on behalf of Sophie Ratschky, owner, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and setbacks; premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

282-49-A—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsch Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

1460-39-BZ—Application of Hilda Reardon, applicant and lessee, on behalf of 200 Amity Corp., owner, reopened September 20, 1949 to consider extension of term of variance—re Application, previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles; premises 142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020(847), Lot 43), Flushing, Borough of Queens.

582-49-BZ—Application, August 2, 1949, under section 7h of the zoning resolution, of Street & Adikes, applicants, on behalf of Catherine Adikes, owner, to permit in a business and residence use district, the parking and storage of more than five motor vehicles; premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

464-49-BZ—Application, June 14, 1949, under sections 7f and 7i of the zoning resolution, of Burke, Morrison & Green, applicants, on behalf of Ryconnor Realty, Inc., owner, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, north west corner (Block 1330, Lot 34), Woodside, Borough of Queens.

546-49-BZ—Application, July 13, 1949, under sections 7b and 21 of the zoning resolution, of Kitzler & Nurick, applicants, on behalf of Joseph J. Fisher, owner, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area; premises 710-722 Parkside avenue, south side, 84 feet 6 inches east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

450-49-BZ—Application, June 8, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Pearlson Realty Company, owner, to permit upon the local retail portion of a plot, located partly in a local retail and partly in a residence use, C area district, the erection of a business building (stores) using more than the permitted area; premises 141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens.

600-49-BZ—Application, August 15, 1949, under section 21 of the zoning resolution, of Jacob J. Gloster & Sons, applicants, on behalf of Max Klein, owner, to permit in unrestricted use, D area district, the extension of first floor in the rear of existing business building, using more than the area permitted; premises 94-12 Sutphin boulevard, west side, 81.07 ft. north of 95th avenue, (Block 9993, Lot 22), Jamaica, Borough of Queens.

385-49-BZ—Application, May 19, 1949, under sections 7c and 7i of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Kathryn G. Fitzpatrick, owner, to permit in a business use district, the reconstruction, re-arrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium; premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

589-49-BZ—Application, August 5, 1949, under sections 7i, 7A, 21 and 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charles W. Bast, owner, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than the area permitted, with entrances, signs and show windows more than the permitted distance from the intersection; premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

105-49-A—337 Butler street, north side, 275 ft. east of 3rd avenue (Block 407, Lot 50), Borough of Brooklyn.

CALENDAR

426-49-A—151-157 12th street and 516 3rd avenue, north-west corner (1st floor); (Block 1020, Lot 44), Borough of Brooklyn.

440-49-A—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue (Block 2078, Lot 45), Borough of Manhattan.

23-37-SA—Silent Heet Oil Burner, Models A, B and E (reopened May 10, 1949 re amendment of resolution to permit the marketing of Model E under trade names of Delta, Model B-2 and National Combustion 2; Model C under trade names Delta, Model A-1 and National Combustion 1).

98-49-SA—Prosperity Automatic Dry Cleaning Unit, Model 3-B.

120-49-SA—Hot Point Automatic Clothes Washer, Model LC-2.

125-38-SM—Truscon Ferrobord Steel Deck (reopened September 13, 1949 re amendment of resolution).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 11, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 11, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

320-46-A—Vol. II—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn. (reopened April 22, 1947)

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

432-49-A—161 Driggs avenue, southeast corner of Humboldt street (1st floor); (Block 2708, Lot 18), Borough of Brooklyn.

483-49-A—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

43-48-A—Vol. II—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7); (Cellar and basement), Bayside, Borough of Queens. (reopened May 17, 1949)

599-49-A—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street, (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan.

374-49-A—422-430 East 53rd street, south side, 300 ft. east of First avenue (Block 1364, Lot 34), Borough of Manhattan.

445-49-A—719 Cauldwell avenue, west side, 175 ft. south of East 156th street (Block 2624, Lot 56), Borough of The Bronx.

455-49-A—280 Junius street, west side, 100 ft. south of Junius street (Block 3763, Lot 31), Borough of Brooklyn.

459-49-A—30-08 30th avenue, south side, 50.06 ft. east of 30th street (Block 593, Lot 25), Astoria, Borough of Queens.

619-49-A—402-408 West 14th street south side, 50 ft. west of 9th avenue (1st floor); (Block 646, part of Lot 38), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 18, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-49-BZ—Application, May 27, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of S. K. Lawrence & Ella Waller, owners, (Professional Telephone Service, Inc., lessee), to permit in a residence use district the change in occupancy of one apartment on second floor to private telephone exchange; premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

CALENDAR

803-26-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corporation, owner, reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station, (previously granted by the Board); premises 5262-5272 (5248-5258 displayed), Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, Part of Lot 20), Borough of Brooklyn.

877-39-BZ—Vol. IV—Application of L. J. Shapiro and G. A. Shapiro, applicants, on behalf of Hyman Kahn, Ella Kahn, Rose Kahn, Cyril Kahn and Harold Kahn, owners, reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location), and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolution; premises 1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

383-48-BZ—Application, April 28, 1948, under sections 7c and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corporation, owner, (Cities Service Oil Company, lessee), to permit in a residence and business use district, the reconstruction of existing gasoline service station to include retail sales, motor vehicle repair shop, lubritorium and auto laundry; premises 2755 Williamsbridge road, northwest corner of Boston Post road (Block 4515, part of Lot 13), Borough of The Bronx.

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

411-45-BZ—Vol. II—Application of Adolph Goldberg, applicant, on behalf of Evanmac Realty Corporation, owner, reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot; premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

350-49-SM—Brite Lite Areawalls.

658-45-SM—Wheeling Tri-Rib Roof Deck and Accessories.

204-49-SM—Porete & Poretherm Light Weight Concrete.

438-49-SM—Magic Mirror Door Detective, Models—Classic, Futura, Door Knocker.

345-44-SA—Reliable Heat Exchanger (reopened May 17, 1949 re amendment of resolution).

517-49-SM—Air-Draft Incinerator Co., Hopper Door, Model 11.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 18, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 18, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 25, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 25, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:*

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

CALENDAR

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

46-49-BZ—Application, January 27, 1949, under section 7e of the zoning resolution, of Anita D. Littell, applicant, on behalf of Anita D. Littell and Polly D. Howard, owners, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office); premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

463-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution, of George J. Sole, applicant, on behalf of Henry Phipps Estates, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 41-55 Sutton Place, South, east side of Sutton Place South, block front between 54th and 55th streets (Block 1371, Lot 14), Borough of Manhattan.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5, 6), Borough of Manhattan.

336-49-BZ—Application, April 29, 1949, under section 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Ernest Fichtl, owner, to permit in a residence and business use district, the parking and storage of motor vehicles; premises 38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lot 421 and part of Lot 399), Little Neck, Borough of Queens.

607-49-BZ—Application, September 6, 1949, under sections 21 and 7h of the zoning resolution, of William M. Dowling, applicant, on behalf of Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee), to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards and the parking and storage of motor vehicles on unbuilt upon portion of the plot; premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02

to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braunstein, applicant, on behalf of Benjamin and Harry Neissloss, owners, to permit in a business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

1-49-BZ—Application, January 3, 1949, under sections 7e and 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Owen Feltz, owner, to permit in a residence use district, the erection and maintenance of a five car garage; premises 729 40th street (rear), north side, 200 ft. east of 7th avenue (Block 915, Lot 55), Borough of Brooklyn.

392-49-BZ—Application, April 28, 1949, under sections 7e and 7h of the zoning resolution, of William F. R. Ballard, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles and the change in occupancy of structure adjacent to heating plant storage to garage for storage of management motor vehicles and maintenance of same and also the storage of maintenance equipment; premises 177, 195, 213 Nagle avenue and 3716, 3732, 3758 and 3784 10th avenue, Blocks bounded by Dyckman street, Nagle avenue, 10th avenue and West 204th street (Block 2150, Lot 56 and Block 2216, Lot 1); Dyckman Houses, Borough of Manhattan.

389-29-BZ—Vol. IV—Application of Siegel and Green, on behalf of 2356 Concourse Realty Corp., owner, re-opened July 6, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five-story and basement, new law tenement, (previously granted by the Board, to be used as an additional retail store); premises 2356 Grand Concourse, and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx.

CALENDAR

632-49-BZ—Application, August 18, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Subert Realty Corp., owner, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessory sales; premises 351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

480-49-BZ—Application, June 2, 1949, under section 7h of the zoning resolution, of William H. Byrne, applicant, on behalf of Patrick R. O'Connor, owner, to permit in a residence use district, the parking and storage of more vehicles; premises 1568-1580 Purdy street, east side, 298 ft. north of St. Raymond avenue (Block 3948, Lot 70), Borough of The Bronx.

499-49-BZ—Application, June 28, 1949, under sections 7e and 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph Cetra, owner, to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage for four fuel oil trucks; premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

597-49-BZ—Application, August 12, 1949, under sections 7e and 21 of the zoning resolution, of Joseph Platzker, applicant, on behalf of Fred F. French Operators, Inc., owner, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

120-16-BZ—Vol. II—Application of Hurley, Gray and Kearney, on behalf of Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee), reopened May 10, 1949 under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board); premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticinquo, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

869-48-SA—DeVilbiss Automotive Type Showroom Spraybooth (for painting automobiles).

555-49-SA—Kitchen-Aid Home Dishwasher Models KD-10 and KD-20.

563-49-SM—Capitol Three Hour Tin Clad Door.

408-49-SM—World Three Hour Hollow Metal Fire Door (panel and flush type).

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 1, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 1, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

477-48-BZ—Application of Lama, Proskauer and Prober, on behalf of Elias G. Arab, owner, reopened October 4, 1949, for consideration as to additional objections of Borough Superintendent—Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

223-46-BZ—Application of Irrera and Luongo, on behalf of Fred C. and Augusta Dick, owners (Steinway Lumber Co., lessee), reopened October 4, 1949, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws; premises 40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 1, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 1, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 4, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 20, 1949, were approved, as printed in the Bulletin of September 27, 1949, Vol. 34, No. 39.

ZONING APPLICATIONS

46-49-BZ

APPLICANT—Anita D. Littell, for Anita D. Littell and Polly D. Howard, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office).

MINUTES

PREMISES AFFECTED—114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: George F. Mason, Jr., Eleanor C. Burden and Anita D. Littell.

For Opposition: Thomas E. McGuire and Thomas W. Geary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

100-49-BZ

APPLICANT—Henry George Greene, for M. Alden and Muriel L. Weingart doing business as Caravel Properties, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of basement apartments to a store.

PREMISES AFFECTED—212 Central Park South, south side 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Green and George W. Coombe, Jr.

For Opposition: Joseph F. Addonizio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

336-49-BZ

APPLICANT—Carl H. Salminen, for Ernest Fichtl, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lots 421 and part of 399), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Herman L. Pedowitz, Carl H. Salminen and Ernest Fichtl.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

389-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Lorenzo Blasi, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a store.

PREMISES AFFECTED—2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Rudolph E. DeViro.

For Opposition: S. Match, John G. Esposito and Anthony J. Rinoldi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, Edw. Hoffman, Dep't of Parks and L. S. Joseph, New York City Housing Authority.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

460-49-BZ

APPLICANT—Alex J. MacManus, for Chalfonte Syndicate, Inc., owners, Edw. J. Fahey & Wm. J. Smith, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on an unbuilt upon portion of plot.

PREMISES AFFECTED—17-18 Washington Square, North, north side, 116 ft. 2½ in. west of Fifth avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer, William J. Smith and Edward Fahey.

For Opposition: E. G. Steinert, Pierce S. Wetter, James L. McDonald, Robert P. Weinher, A. G. Eckdahl, Alfred W. Roberts, Jr., Henry W. Lindman and Philip G. Reilly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

463-49-BZ

APPLICANT—George J. Sole, for Henry Phipps Estates, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—41-55 Sutton place south, east side of Sutton place south, block front, between 54th and 55th streets (Block 1371, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Riegelman, George J. Sole, Harry J. Smith and Jacob I. Charney.

For Opposition: Herman Grant and Peter D. Kuser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

607-49-BZ

APPLICANT—William M. Dowling, for Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards; and the parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park drive east; 136-01 to

MINUTES

136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive, 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: William M. Dowling, Joel W. Schenker, Charles H. Mulligan and I. Warfield.

For Opposition: Edward Sharf, Ida Tuckman, Lillian Wexler, Sue Grosswald, Rowena Feldman, Lillian Cronin, Dante Algeri, Beatrice Kantor, Blanche Steinweiss, Mildred Goldstein, Gertrude Krieger and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

381-27-BZ—Vol. III

APPLICANT—Street and Adikes, for The Cord Meyer Company, owner.

SUBJECT—Application reopened May 10, 1949, (decision of the borough superintendent), for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles for a temporary term of three (3) years and at the end of that time to revert to its former use.

PREMISES AFFECTED—88-01 to 88-15 Roosevelt avenue, north side, from 88th to 89th streets (Block 617, Lot 38), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes and William S. Worrall, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (381-27-BZ—Vol. III)

WHEREAS, on November 29, 1927, the Board granted an application under section 21 of the zoning resolution, permitting in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, on condition that the building be restricted to two stories fireproof; that for a depth of not less than 25 feet on Roosevelt avenue, 88th and 89th streets shall be used for store purposes, affecting premises 88-01 to 88-15 Roosevelt avenue, Elmhurst, Borough of Queens; and

WHEREAS, on November 16, 1937, the application was reopened and resolution amended to state "that nothing herein contained shall be deemed to prohibit the erection of signs along Roosevelt avenue as usually displayed in connection with the conforming uses of stores; and

WHEREAS, on April 25, 1944, resolution was amended to permit the portion of the building occupied as garage for a temporary term not exceeding three years for the storage of materials and also for light manufacturing, provided such light manufacturing is limited to 25% of the total floor space; and

WHEREAS, on July 18, 1944, the resolution was amended to permit a temporary extension of area for a term of two

years, to permit the unbuilt upon space at rear of garage in the residence use district for full depth and for a width not to exceed 45 feet, to be occupied temporarily, without increasing the garage building; and

WHEREAS, at the request of the applicant, this application was reopened on May 10, 1949 as Vol. III, waiving all requirements except a new decision of the borough superintendent and two publications in the bulletin as notice to property owners and set for hearing June 1, 1949, at 10 a.m.; and

WHEREAS, a public hearing was held on this application on June 1, 1949, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to October 4, 1949; and

WHEREAS, the decision of the borough superintendent, dated June 6, 1949, acting on Alt. Applic. 1391-49, reads:

1. The proposed change of use from public garage to general Warehouse & storage of general merchandise is contrary to decision of B. of St. & A. Cal. 381-27-BZ." and

WHEREAS, the applicant states that on or about the 3d of April, 1945, the owner of the premises, the Cord Meyer Co. and Hastings Garage, Inc., then the lessor of said building, entered into written lease with the United States of America acting under the jurisdiction of the War Department, said contract being known as #W30-082; Eng. #4884; for a term commencing April 3, 1945 to June 30, 1945 and to remain in force and effect from year to year thereafter, provided appropriations for the payment of rent shall be made available but in no event beyond September 30, 1949; that since that date the War Department Corps of Engineers, Army Air Transport Command or some other agency of the U. S. has been in possession of the building and at present occupied by the Federal Works Agency, Public Building Administration, Office of Division Engineer, Division No. 1, 731 Custom House, New York 4, N. Y.; that on or about March 21, the Cord Meyer Co. was served with a notice of violation by the Department of Housing & Buildings of Queens under Violation #917-59 affecting the subject premises, which recited that there existed a violation of C26-185.0 of the Administrative Code; that the amendment to the original resolution adopted by the Board April 25, 1944, was granted primarily to help create storage space and manufacturing space for conduct of the war; that the owner desires to occupy the building as previously permitted to permit partial and temporary occupancy of the Federal Works Agency.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 25, 1944, by adding thereto:

"... that in the event the owner desires to occupy a portion of the building as a continuation of the use by the U. S. Government, consisting of the portion of the building to the northwest and the balance of the building to be used as a garage as heretofore approved, such temporary use of the Government space may be permitted for a term of six (6) months and thereafter the building may be occupied as a garage as previously permitted by resolution adopted by the Board on November 29, 1927; that the partitions forming stores to the west of the main entrance may be removed; that partitions to the stores to the east of the entrance shall be fireproof from floor to ceiling with no openings therein to the balance of the garage, as indicated on plan filed with this application for renewal, marked "Received September 27, 1949"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 677-49-A; that the space to the rear of the garage permitted to be occupied temporarily by resolution adopted July 18, 1944, under this Cal. No., Vol. II shall not be continued as part of the garage space, nor occupied in conjunction with the garage, nor for any non-conforming use."

MINUTES

25-34-BZ—Vol. III

APPLICANT—Gustave Goldman, for Howard Birch, owner (Suburban House, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret).

PREMISES AFFECTED—1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: Belle W. Daub, Gertrude Bornn, Dorothy Lombardo, Beatrice Tillis and B. D. Barnett.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (25-34-BZ—Vol. III)

WHEREAS, Gustave Goldman, for Howard Birch, owner, Suburban House, Inc., lessee, filed May 17, 1949, an application under Sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret), affecting premises 1190 to 1196 (1188 displayed) Ocean parkway and 517 to 529 Avenue L, northeast corner (Block 5495, Lot 1000), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. III on June 7, 1949, subject to usual procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on September 27, 1949, after due notice by publication in the Bulletin, and laid over to October 4, 1949, for continuation of hearing and for applicant to be present; and

WHEREAS, the district maps accompanying the zoning resolution show that Ocean parkway, Avenue L and the site are in a residence use, C area, and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated July 15, 1949, acting on Alt. Applic. 1019-49, reads:

"1. Proposed restaurant, bar and grill and cabaret located within a residential district is contrary to Art. 2 Sec. 3 of the zoning resolution and also deviate from approval of Board of Standards and Appeals resolution 25-34-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. front by 110 ft. in depth, on which is located a building 50 ft. front by 80 ft. in depth, one story, 14 ft. in height, of Class 3 and 4 construction, presently used as a restaurant for which CO 122618-49 (Alt. 4765-48 and P.A. 6-49) has been issued; that it is proposed to add a bar and grill and to have a five-piece orchestra play for dining and dancing; and

WHEREAS, the applicant contends that alteration plans have been approved by the Building Department for a restaurant, bar and grill and public assembly application has been approved and issued; that the Police Department has recently issued a temporary license for a cabaret; that the lessee leased the property less than six months ago and has spent a large sum of money to decorate and equip this building; that he has advertised in various ways and his clientele is very small; that with the existing conditions he is not realizing enough money to meet his overhead; that

if he is permitted to use a five-piece orchestra for dining and dancing he believes that his establishment can succeed; that the hardship at the present time is to keep this establishment from going into bankruptcy proceedings until the determination of this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the building was occupied as a small candy shop, prior to a minor extension of the building, permitted under Calendar Number 23-34-BZ, Vol. I; that under Vol. II, the use now proposed was denied; that the present application is under a different section of the zoning resolution and by a new owner; that extensive alterations have been made and the bar and orchestra cabaret stage have been constructed and are in use; that such use and Police Department license are contrary to law; that the use is objectionable in the residential neighborhood and should not be permitted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

535-37-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the extension to existing garage for more than five (5) motor vehicles (previously granted by the Board) using more than the area permitted.

PREMISES AFFECTED—956-978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (535-37-BZ—Vol. II)

WHEREAS, Kitzler and Nurick, for Nost-Mont Garage, Inc., owner, filed March 28, 1949, an application under Sections 7c and 21 of the zoning resolution, to permit in residence and business use districts the extension to an existing garage for more than five motor vehicles (previously granted by the Board) using more than the area permitted, affecting premises 956 to 978 Nostrand avenue, west side from Montgomery street to Sullivan place, 412 to 416 Montgomery street and 291 to 301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50, 52), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. II on April 12, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on September 27, 1949, after due notice by publication in the Bulletin, and laid over to October 4, 1949, for considera-

MINUTES

tion by the Board in Executive Session and for decision—hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use, C area and Class 1¼ height district; Montgomery street, Sullivan place and the site are in residence and business use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1949, acting on Alt. Applic. 313-49, reads:

"1. Public garage in a residential and business use district is contrary to Art. 2, Sect. 3 and 4 of zone resolution.

3. Area of building exceeds permissible area under Sect. 13, Art. IV, of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 194 ft. 4 in. front by 101 ft. 2 in. in depth, irregular, on which is located a building, 119 ft. 2¼ in. front by 54 ft. 7 in. in depth, irregular, one story and basement, 18 ft. in height, of Class 3 construction, for which C.O. 24215-24 has been issued; that it is proposed to extend the existing building to Sullivan place and back from Sullivan place along the westerly lot line approximately 135 ft. 4⅞ in. to the rear of the existing building, to be used as a public garage for more than five motor vehicles; formerly granted under Cal. 414-29-BZ but never completed and then granted for the parking and storage use of more than five motor vehicles; and

WHEREAS, the applicant contends that, due to circumstances at the time, the erection of the proposed extension was temporarily abandoned; that it was for this reason that the approval of the plans, etc. was not procured; that soon thereafter the recent war started and the project was set aside indefinitely; that the owners now feel there is a need for this building and are anxious and ready to proceed with the construction thereof; that it is proposed to build the ceiling of the proposed basement story of fireproof construction; that the basement story will be completely separated from the enlarged first story; that as provided for in the original resolution, the entire 1st floor ceiling will be fire retarded in accordance with the rules of the Board, and in addition thereto, the entire 1st floor ceiling will be provided with an approved sprinkler system; that the proposed building will be only one story above grade and will in no way affect the light, air or ventilation of any adjoining property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision c of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the construction and use of the storage garage as proposed and as shown on plans filed with this application marked "Received March 28, 1949" five sheets, affirming the resolution as adopted by the Board on April 27, 1937, under this Calendar number, Vol. I, *on condition* that all the requirements of that resolution shall be complied with; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution; and that the existing parking use as permitted by resolution adopted April 26, 1938, shall be discontinued and that a new certificate of occupancy for the entire building as permitted hereinto be extended shall be obtained, superseding all previously issued certificates (C. of O. 96558 of 1940).

363-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Henruth Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—4414-4424 13th avenue and 1273-1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (363-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Henruth Realty Corporation, owner, filed April 26, 1949 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 4414 to 4424 13th avenue and 1273 to 1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn; and

WHEREAS, a public hearing was held on October 4, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 45th street is in residence and business use, C area Class 1 height districts; 13th avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 6, 1949 acting on N.B. Applic. 317 and 318-48 reads:

"1. Proposed structures to occupy substantially the entire surplus area of the lot on premises located in a C area zone is contrary to Article IV, Section 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 2 in. frontage by 100 ft. in depth, on which are located six buildings having a frontage of 100 ft. 2 in. on 13th avenue and a depth of 97 ft. on 45th street, containing 11 stores on the 1st floor and 2 families, a beauty salon, dress rental and storage space on 2nd and 3rd floors; that it is proposed to completely demolish buildings 4424, 4422, 4418 and 4416 13th avenue; buildings 4420 and 4414 13th avenue are to remain; and

WHEREAS, the applicant contends that after demolition of the buildings, it is proposed to erect new one-story and mezzanine buildings to be occupied as stores; that these buildings will be of masonry, Class 3 construction, of modern design; that the unoccupied area after demolition will be 6165 sq. ft.; that the allowable area to be rebuilt is 4248 sq. ft.; that the proposed rebuilt buildings will occupy 5854 sq. ft. which is only 1606 sq. ft. in excess of the allowable area; that the modernization and rebuilding is mandatory because of the extremely high real estate values now on this street; that the proposed buildings will only be as deep as the buildings they are to replace, with substantially no increased area and of reduced height; that therefore, no affect will be had on the block except a beneficial one due to the modern structure to be erected; that it is necessary to maintain the same depth in rebuilding and modernization as space is at a premium in this congested section and land values are extremely high; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area dis-

MINUTES

strict regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the structures to be erected substantially as proposed and as indicated on plans filed with this application, marked "Received April 26, 1949" (6 sheets) and "August 5, 1949" (4 sheets), *on condition* that such buildings shall be completely demolished as proposed and a new building shall occupy substantially the same area as now occupied by the existing buildings; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of Section 7-A; that the rear yard shall be paved and drained, in accordance with the requirements; that a substantial steel picket fence not less than 5 feet in height shall be erected on the rear lot line; that no openings shall be constructed in the walls on the rear and north lot lines; that the openings along 45th street beyond a distance of 25 feet west of the corner shall be filled with glass blocks as proposed and as approved for use in exterior walls and may be of the area shown, provided such windows are not used as show windows; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

446-49-BZ

APPLICANT—Frank S. Parker Associates, for Norbert Natanson, Michael Schimmel and Nathan Schulman, owners (Coty, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of an existing business use (proposed curb cut for loading platform).

PREMISES AFFECTED—423-439 West 55th street, north side, 300 ft. west of 9th avenue (Block 1065, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Solomon G. Feldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (446-49-BZ)

WHEREAS, Frank S. Parker Associates for Norbert Natanson, Michael Schimmel and Nathan Schulman, owners, Coty, Inc., lessee, filed May 26, 1949, an application under Section 7a of the zoning resolution, to permit in a residence use district, the extension of an existing business use (proposed curb cut for loading platform) affecting premises 423-439 West 55th street, north side, 300 ft. west of 9th avenue (Block 1065, Lot 13), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 4, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 56th street, 55th street and 54th street are in business, residence and retail B area and Class 1½ height district; and the site is in a residence use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated April 29, 1949, acting on Alt. Applic. 397-49, reads:

"1. Proposed curb cut in a residence district for loading platform is an extension of business use and is contrary to Art. II, Sec. 3 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 225 ft. front by 100 ft. in depth, on which is located a building 200 ft. front by 100 ft. in depth, 12 stories, 150 ft. in height, of Class 1 construction, presently used as factory and offices on all floors; that it is proposed to extend the business use by the addition of curb cuts for a loading platform; and

WHEREAS, the applicant contends that immediately adjacent to this building east is a six-story garage with five auto entrances with cut curbs; that on the opposite side of the street are garages, a laundry, a parking lot, etc. with 16 auto entrances and cut curbs; that trucks and trailer trucks are now loaded at the curb, which requires a considerable length of time, partially blocking both sidewalk and street; that the Police Department has complained of the congestion due to curb loading of trucks; that providing these truck spaces will permit loading of trucks and trailers inside of the building and will help clear the street for traffic; and

WHEREAS, the zone was changed from unrestricted to residence use on November 13, 1936 (J-1528) and the building erected prior thereto is a lawful non-conforming building in a residence use district; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision a of the zoning resolution; and

WHEREAS, the applicant has stated that most of the work has been completed but not construction of curb cuts.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7a thereof to permit the construction of loading spaces within the building, as proposed and as indicated on plans filed with this application, marked "Received May 26, 1949" (5 sheets) and to permit carriageways across the sidewalks and curb cuts as proposed and indicated on such plans, *on condition* that such loading spaces shall be used solely by the occupants of the building; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

608-49-A

APPLICANT—William M. Dowling, for Mowbray Realty Co., Inc., owner. (Terrace Management Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, N.B. 4528 to N.B. 4564-49, inclusive (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

APPEARANCES—

For Applicant: William M. Dowling, Joal W. Schenker, Charles H. Mulligan and I. Warfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m. for inspection and decision without further argument.

MINUTES

311-49-A

APPLICANT—Kitzler and Nurick, for Nost-Mont Garage, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—956-978 Nostrand avenue, west side, from Montgomery street to Sullivan place; 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (311-49-A)

WHEREAS, Kitzler and Nurick for Nost-Mont Garage, Inc., owner, filed March 28, 1949 an appeal from a decision of the borough superintendent, affecting premises 956-978 Nostrand avenue, west side, between Sullivan place and Montgomery street, 412-416 Montgomery street and 291-301 Sullivan place (Block 1305, Lots 40, 46, 47, 48, 50 and 52 inclusive), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 24, 1949 acting on Alt. 313-49 reads:

"2. Public garage over one story in height in a class #3 Bldg. is contrary to Sect. 4-2-1 B. Code."

and
WHEREAS, the applicant states that the existing building is one story, 13 ft. in height, 119 ft. 2 in. by 54 ft. 7 in. in area, of class 3 construction, erected in 1923 on a lot 194 ft. 4 in. by 54 ft. 7 in. and 101 ft. 2 in. in area, located in residence and business use, C area, class 1¼ height districts, proposed to construct an addition, one story and basement, 18 ft., and in area to 194 ft. 4 in. by 54 ft. 7 in. and 101 ft. 2 in., of class 3 construction; that the building is at present used and occupied as follows: cellar—boiler room—no persons; basement—garage for more than five motor vehicles—2 persons; 1st floor—stores and garage for more than five motor vehicles—20 persons; that the building is equipped with one 3 ft. wide fireproof stairs, masonry enclosed, equipped with one-hour test, fireproof self-closing doors, leading direct to street but not to roof; and

WHEREAS, the applicant states that the premises are developed with an existing one-story garage and open air parking lot; that it is proposed to erect an extension to the existing one-story garage, the extension to cover the area of the property now used as a parking lot; that due to the drop in grade from the northerly end to the southerly end of the property, it is proposed to erect the extension one story and basement in height; that it is proposed to erect the basement ceiling of the proposed extension of fireproof construction and to separate the basement story from the enlarged first story; that the entire 1st floor ceiling will be fire-retarded in accordance with the rules of the Board and in addition thereto, the 1st floor will be equipped with an approved sprinkler system; that there will be no windows in the rear wall of the proposed extension; and

WHEREAS, the applicant contends that Sec. C26-254.0 of the Administrative Code permits a non-fireproof garage, one story high, facing on three streets, to be 15,000 sq. ft. in area; that the area of the proposed combined building will be 18,870 sq. ft.; that the area of the entire lot is 21,370 sq. ft.; that in view of the fact that the proposed enlarged building might have been erected prior to the time the building code went into effect, the Board is requested to permit its erection with a fire-retarded and sprinklered first story in lieu of a fireproof roof.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 313-49, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. 535-37-BZ, Vol. II

677-49-A

APPLICANT—Walter Adikes, for The Cord Meyer Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—88-01 to 88-19 Roosevelt avenue, north side from 88th to 89th streets (1st floor); (Block 1476, Lot 34), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes and William S. Worrall, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (677-49-A)

WHEREAS, Walter Adikes for The Cord-Meyer Company, owner, filed September 28, 1949, an appeal from a decision of the borough superintendent, affecting premises 88-01 to 88-19 Roosevelt avenue, north side from 88 to 89th streets (Block 1476, Lot 34), (1st floor) Elmhurst, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1949, acting on Alt. Applic. 1391-49, reads:

"3. The use of premises for sale of cigars, cigarettes and bar and grill is contrary to Section C19-65 of Administrative Code.

4. As building is a fireproof building, use of wood stud partitions is contrary to Section 10.4.3.1 and 4.2.1 of B.C."

and

WHEREAS, the applicant states that the building is 2 stories in height; 200 ft. by 100 ft. in area, of Class 1 construction; erected 1928; located in a business use district, used and occupied—cellar, vacant; 1st floor, stores and U. S. government agency; 2nd floor, vacant; proposed to be used and occupied—cellar, parking and storage of more than five motor vehicles; 1st floor, garage for more than five motor vehicles, stores and U. S. Government agency; 2nd floor, garage for more than 5 motor vehicles; that the building is equipped with an approved sprinkler system throughout; that there are two 4 ft. wide fireproof stairs from bulkhead direct to street and one fire escape at the rear with egress from its lower termination to street through adjoining lot; and

WHEREAS, the applicant contends as to Objection 3, issued by the borough superintendent, that about 1934, store No. 3, as indicated on plans filed with this appeal was leased for use as a bar and grill and has been so used under a certificate of occupancy and the present lease expires in November, 1952; that for some years, store No. 1 has been occupied as a stationery store and the tenant is now a statutory tenant; that both tenants were admitted into possession by the owner without knowledge that their occupancy was in violation of C19-65.0 of the Administrative Code; that the hazard created by the use of these stores as bar and grill and as a stationery store is reduced by reason of the fact that the building is equipped with a sprinkler system and the wall separating the stores from the balance

MINUTES

of the building is fireproof; that the owner cannot evict the tenants and unless the Board permits the occupancy of these stores to remain and the balance of the building to be used for a garage an extreme hardship will be imposed on the owner; and

WHEREAS, the applicant contends as to Objection 4, that the government is using the space designated on the plans for a period terminating March 30, 1950 and it would seem an unnecessary waste of money to be required to erect a fireproof wall for the few months that this tenant will remain in possession.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1391/49, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 3, to permit the use of store space at the southeast corner of the building used as a bar and grill and for the sale of cigars, cigarettes and liquor to be continued, provided a fireproof partition from floor to ceiling without openings therein shall be maintained between such space and the balance of the garage building; and, *granted* as to Objection 4, *on condition* that the existing sheet rock partition in the southwest corner, separating the space to be temporarily permitted to be occupied by the U. S. Government in accordance with resolution adopted this day under Cal. 381-27-BZ shall be removed at the termination of the temporary term, and provided that there are no openings in such partitions from such space to the garage, except that there may be one door for access to toilet facilities, such door to be fireproof, self-closing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted this day under Cal. 381-27-BZ—Volume III and that the sprinkler system shall be continued in accordance with the requirements therefor.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL.

65-31-SA

APPLICANT—Kidde Machine Corporation, owner (Automatic Film Machine Corporation and Bloomfield Tool Corporation, previous owners).

SUBJECT—Auto-Patch Machine (reopened July 12, 1949 re amendment of resolution as to change of ownership).

APPEARANCES—

For Applicant: E. Unkles.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (65-31-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 20, 1949.

Re: Cal. 65-31-SA

Subject: Amendment to Resolution as to Change of Ownership.

The Kidde Machine Corporation requested by letter, dated May 17, 1949, that the resolution adopted by the Board April 21, 1931 and as amended through October 3, 1944 under Cal. 65-31-SA on which date the Board amended the resolution insofar as change of ownership from Automatic Film Machine Corporation to Bloomfield Tool Corporation be reopened so as to amend the resolution insofar as transfer of ownership from the Bloomfield Tool Corporation to the Kidde Machine Corporation. The case was reopened by a vote of the Board July 12, 1949.

Recommendation

On the basis of affidavits submitted by the applicant

marked "Received July 18, 1949" which states that "on July 1, 1948 the Kidde Machine Corporation purchased the entire right, title and interest to the Automatic Film Splicing Machine; formerly owned, manufactured and rented and/or sold by the Bloomfield Tool Corporation and that the said Automatic Film Splicing Machine and equipment is now manufactured by the Kidde Machine Corporation and that Kidde Machine Corporation has sole ownership of the said Automatic Film Splicing Machine and equipment." the Committee on Test recommends that the resolution adopted April 21, 1931 and as amended through October 3, 1944 be amended by adding thereto: "That the approval of the device known as Auto-Patch machine by the Board shall accrue to the Kidde Machine Corporation provided all the requirements of the resolutions of approval as adopted through October 3, 1944 are complied with."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeal does hereby *amend* the resolution of April 21, 1931, as amended through October 3, 1944 in accordance with the above report.

341-33-SA

APPLICANT—Volcano Burner Corporation, for Ernest Camerino, owner.

SUBJECT—Volcano Automatic Oil Burner and Quiet Flame Oil Burner—Models E, EW-1, EW-1-S and EW-2. (reopened December 17, 1946—re amendment of resolution as to change of Models to X, X-1, X-2 and X-3 and also approval under the trade name of Fiske Oil Burner).

APPEARANCES—

For Applicant: Ernest Camerino.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (341-33-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 9, 1949.

Re: Cal. 341-33-SA

Subject: Amendment of Resolution to change Model Number Designation and permission to market under additional trade name.

Volcano Burner Corporation, New York City, requested by letter dated November 29, 1946, that the resolution adopted July 7, 1937, and amended November 8, 1939, under Cal. 341-33-SA be reopened to amend the resolution adopted on the above noted dates so as to change model designation. The case was reopened by a vote of the Board December 17, 1946.

Description

The Models X, X1, X2 and X3 are identical to Models EW, EW1-2 and EW2, approved by the Board November 8, 1939, the only change being in model number designation.

Recommendation

The Committee on Test recommends that the resolution adopted July 7, 1937, and amended November 8, 1939, be amended to include Models X, X1, X2 and X3. The Committee further recommends that the models approved under

MINUTES

Cal. 341-33-SA may be marketed under the trade name Fiske on condition that the requirements of the resolution adopted July 7, 1937, and amended November 8, 1939, under Cal. 341-33-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,
Leslie V. Huber,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 7, 1937 and November 8, 1939, in accordance with the above report.

234-37-SA

APPLICANT—Volcano Burner Corporation, owner.
SUBJECT—Volcano Automatic Oil Burner, Models D. H and K) reopened December 17, 1946—re amendment of resolution to include approval of additional Model "J").

APPEARANCES—
For Applicant: Ernest Camerino.
ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (234-37-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 9, 1949.

Re: Cal. 234-37-SA

Subject: Amendment of resolution to include additional Model (Model J) and permission to market under additional trade name.

Volcano Burner Corporation, New York City, requested by letter dated November 29, 1946, that the resolution adopted July 7, 1937, and amended November 8, 1939, under Cal. 234-37-SA be reopened to include the approval of an additional model (Model J). The case was reopened by a vote of the Board December 17, 1946.

Description

Model J is basically the same as Model D, approved November 8, 1939 with the exception that the Model J has a $\frac{1}{8}$ H.P. Marathon motor instead of the $\frac{1}{4}$ H.P. Marathon motor that is used on Model D. The capacity of Model J ranges from 1 to $3\frac{1}{2}$ gallons. In all other respects, Model J is identical to Model D.

Recommendations

The Committee on Test recommends that the resolution adopted July 7, 1937 and amended November 8, 1939 include the approval of Model J. The Committee further recommends that the models approved under Cal. 234-37-SA November 8, 1939 and Model J may be marketed under the trade name of Fiske on condition that the requirements of the resolution adopted July 7, 1937 and amended November 8, 1939 under Cal. 234-37-SA be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeal does hereby *amend* the resolutions of July 7, 1937 and November 8, 1939, in accordance with the above report.

277-49-SM

APPLICANT—Morris Masin, doing business as U. S. Brass Turning Co., owner.
SUBJECT—U. S. Brass Turning Co., Inc., Ballcock and Vacuum Breaker, Model 711, approval of.

APPEARANCES—

For Applicant: Morris Masin.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (277-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 5, 1949

Cal. 277-49-SM.

Subject: U. S. Brass Turning Company Ballcock and Vacuum Breaker—Model 711, Approval of.

U. S. Brass Turning Company, Incorporated, owner, filed March 23, 1949, an application with the Board of Standards and Appeals for approval of the U. S. Brass Turning Company, Incorporated Ballcock and Vacuum Breaker, Model 711 under the provisions of C26-178.0.b and C26-1277.0 Administrative Building Code and the submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

The purpose of this appliance is to act as a ballcock and vacuum breaker on Low-down W.C. tanks.

Description

The ballcock consists of a ball and brass rod with a single direct lever action. The lever actuates a plunger in a vertical motion to open and close a valve seat. The plunger is also encircled with a leather split washer for tightness. The flow of water originates at the bottom of the ballcock through the valve seat and then down through a vacuum breaker washer made of solid brass with port holes. The source of the water supply is above the water level to assure anti syphon action. Excess water is piped through an overflow tube to refill bowl after tank is flushed.

Inspection and Test

This appliance was inspected and tested at the test branch of the Department of Water Supply, Gas and Electricity at 30 Vandewater street on June 3, 1949. The appliance was subjected to vacuum tests. Present at the test were O. J. Burke, Chief, Bureau of Water Register, Chief Inspector James S. McCormack of Department of Water Supply, Gas and Electricity, Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber, of the Committee on Test and M. Masin, representing the applicant. The report of test is as follows:

Anti-siphon ballcock #711 subject to test is the plunger type with hush pipe and airports tapping the hush pipe immediately below the point of attachment, to the seat section of the unit. The airports are shielded with a cowl to prevent spitting and to direct excess flow downward on the outside surface of the hush pipe. This unit was subjected to a maximum vacuum of $29\frac{1}{2}$ " Hg with ballcock wide open and also with the refill pipe submerged in simulated contaminated water. The flush tank was filled with this colored water to the overflow level of the flush valve.

Under the same conditions, the ballcock was subjected to critical vacuums ranging from zero to and including $29\frac{1}{2}$ "

MINUTES

Hg, and during neither test did the vacuum cause any water to be forced into the water supply piping.

Anti-siphon ballcock #711-B is of identical construction as #711 except that no hush pipe is included. In place of the hush pipe a short cast brass apron extends from the main body of the valve downward 1¼" with airports provided in a circular bracing partition, and copper mesh between the lower end of the casting and the water supply tubing to minimize noise and direct flow. Further atmospheric relief is afforded with six airports tapped into the refill tubing bushing immediately adjacent to its attachment to the main body of the valve.

This unit was subjected to the same vacuum tests as those for #711 ballcock, and also did not permit vacuum to cause any water to be forced into the water supply piping.

These tests indicate that the U. S. Brass Turning Company vacuum breaker ballcocks, Models #711 and #711-B, Standards and Appeals Calendar #277-49-SM, warrant approval under the provisions of Section C-26-1277.0 of the Administrative Code, with the stipulation that installation conforms to Rule No. 4 of the Rules relative to submerged inlets and protective methods to be applied to prevent contamination of Water Supply, adopted by the Board of Standards and Appeals.

Recommendation

On the basis of this inspection and test, the Committee on Test recommends the approval of the U. S. Brass Turning Co. Ballcock and Vacuum Breaker, Models 711 and 711-B for use in New York City under the provisions of C26-1277.0 Administrative Building Code provided the installation conforms to the requirements of Rule 4 of the Rules relative to submerged inlet and protective methods to be applied to prevent contamination of water supply of the Board of Standards and Appeals provided each appliance bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 277-49-SM," or within a ¾" circle at the top "APP'D", at bottom "B.S.&A.", in the center "N.Y.C." and "277-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner.

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

281-49-SM

APPLICANT—Best Block Company, Inc., for Thomas Swales, Jr., owner.

SUBJECT—Swales Best Block, approval of.

APPEARANCES—

For Applicant: Thomas Swales, Jr.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (281-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 13, 1949

Re: Cal. 281-49-SM.

Subject: Swales Best Block, Approval of.

Best Block Company, Incorporated, New Brunswick, New

Jersey, filed April 4, 1949, an application with the Board of Standards and Appeals for approval of the Swales Best Block under the provisions of C26-309.0 and C26-326.0 Administrative Building Code and the Rules of the Board for the manufacture, test and use of Concrete Masonry Units.

Purpose

The purpose of these Blocks is for use in masonry construction.

Description

The plant of the applicant is located in New Brunswick, New Jersey, on a plot of ground comprising 15 acres. The machinery is housed in buildings covering 1 acre.

The equipment consists of (2) two Besser Vibrapac Machines and (1) one additional Besser Vibrapac in the process of installation. Two (2) fifty cu. ft. foot mixers, one for each Vibrapac and one additional fifty cu. ft. mixer in the process of installation, to be used with the additional Vibrapac.

The plant has 8 steam kilns for curing, capacity of each kiln being 1728 blocks or a total of 13,824 blocks. The time of the blocks being in the kiln is a maximum of 10 hours.

The blocks manufactured at this plant are of various sizes; and are both cinder and concrete.

The cement used is an approved Hi-Early cement; the cinders are procured from Public Service, Scranton Electric (Pittstown Plant) and Hessy Miller. The sand is bank run sand.

The mix is by weight; all material being automatically weighed into a hopper and then conveyed to the mixer, in the cinder block the mix is as follows: 2700 pounds of cinders, 700 pounds of sand, 480 pounds of cement. The mix of concrete block is as follows: 1500 pounds of coarse aggregate, 2200 pounds of fine aggregate and 490 pounds of cement.

The mix is mixed dry for four minutes then 5 gallons of water per sack of cement are added and the entire mix is mixed an additional eight minutes. The blocks are then formed on the machine and stored in the kiln where they are subjected to high temperature steam (180° F.) for three hours; the steam is then cut off and the blocks remain in the kilns for an additional seven hours. After being in the kiln for a total of ten hours they are stacked in the open and allowed to air cure.

Inspection and Test

The plant of the applicant was inspected June 16, 1949 by J. A. Darts, Engineering Division, of a Committee on Test of the Board, and Messrs. T. Swales and J. Bernat, representing the applicant. Blocks were identified and marked and compression and absorption test were conducted at the Haller Testing Laboratory, Plainfield, New Jersey on the same date and in the presence of the above mentioned parties. The method of test were those prescribed by C26-326.0 Administrative Building Code.

Results were as follows:

Concrete:

- (1) 8" x 12" x 16"—3 Cell Hollow (40.7% Voids) Load Bearing 186.3 sq. inches in gross area.
Average Compression Strength—1204 p.s.i.
Average Absorption (lbs. per cu. ft.)—11.11 lbs.
- (2) 8" x 8" x 16"—3 Cell Hollow (33.9% Voids) Load Bearing 118.2 sq. inches in gross area.
Average Compressive Strength—1367 p.s.i.
Average Absorption (lbs. per cu. ft.)—10.84 lbs.
- (3) 6" x 8" x 16"—3 Cell Hollow (43.3% Void) Load Bearing 87.9 sq. inches in gross area.
Average Compressive Strength—1495 p.s.i.
Average Absorption (lbs. per cu. ft.)—10.11 lbs.
- (4) 4" x 8" x 16"—Solid Load Bearing. 56.6 sq. inches in gross area.
Average Compressive Strength—1853 p.s.i.
Average Absorption (lbs. per cu. ft.)—9.70 lbs.

MINUTES

- (5) 4" x 8" x 16"—3 Cell Hollow (28.8% Voids) Load Bearing 56.6 sq. inches in gross area.
Average Compressive Strength—1262 p.s.i.
Average Absorption (lbs. per cu. ft.)—11.85 lbs.
- (6) 8" x 8" x 18"—3 Cell Hollow (40.6% Voids) Load Bearing 134.4 sq. inches in gross area.
Average Compressive Strength—1152 p.s.i.
Average Absorption (lbs. per cu. ft.)—11.07 lbs.

Cinder :

- (1) 8" x 12" x 16"—3 Cell Hollow (38.6% Voids) Load Bearing 181.6 sq. inches in gross area.
Average Compressive Strength—1273 p.s.i.
Average Absorption (lbs. per cu. ft.)—10.66 lbs.
- (2) 8" x 8" x 16"—3 Cell Hollow (38.4% Voids) Load Bearing 119.1 sq. inches in gross area.
Average Compressive Strength—932 p.s.i.
Average Absorption (lbs. per cu. ft.)—11.45 lbs.
- (3) 6" x 8" x 16"—3 Cell Hollow (43.8% Voids) Load Bearing 87.9 sq. inches in gross area.
Average Compressive Strength—1155 p.s.i.
Average Absorption (lbs. per cu. ft.)—10.69 lbs.
- (4) 6" x 8" x 16"—Solid Load Bearing 87.9 sq. inches in gross area.
Average Compressive Strength—1845 p.s.i.
Average Absorption (lbs. per cu. ft.)—9.47 lbs.
- (5) 4" x 8" x 16"—Solid Load Bearing 56.6 sq. inches in gross area.
Average Compressive Strength—1932 p.s.i.
Average Absorption (lbs. per cu. ft.) 10.64 lbs.
- (6) 4" x 8" x 16"—3 Cell Hollow (28.8% Voids) Load Bearing 56.6 sq. inches in gross area.
Average Compressive Strength—1186 p.s.i.
Average Absorption (lbs. per cu. ft.)—11.94 lbs.
- (7) 8" x 8" x 18"—3 Cell Hollow (40.6% Voids) Load Bearing 134.4 sq. inches in gross area.
Average Compressive Strength—1232 p.s.i.
Average Absorption (lbs. per cu. ft.)—10.51 lbs.
- (8) 8" x 8" x 18" Shoe Block (Hollow) 1¼" cutback.
Average Compressive Strength—1230 p.s.i.
Average Absorption (lbs. per cu. ft.)—10.5 lbs.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Swales Best Cinder and Concrete Blocks as listed above and as manufactured, as herein set forth at the applicant's plant, pursuant to Section C26-191.0 for use in load bearing and non-bearing masonry, as provided in Sub. Art. 4 of Art. 9 of Chapter 26, Administrative Building Code. The approval is recommended on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2 and 8.4.
4. That Rules 8.5 be complied with.
5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of this size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a Laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.

7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

573-49-SA

APPLICANT—Bendix Home Appliances, Inc., owner.
SUBJECT—Automatic Washer, Model H-501, approval of.
APPEARANCES—

For Applicant: John Paul Jones.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (573-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 9, 1949.

Re: Cal. 573-49-SA

Subject: Automatic Washer, Model H-501, approval of.

Bendix Home Appliances, Inc., South Bend, Indiana, filed July 18, 1949 an application with the Board of Standards and Appeals for approval of the Automatic Washer Model H-501 under the provisions for C26-178.0.b and C26-1277.O.h, Administrative Building Code.

Purpose

The appliance is designed for automatic washing and damp drying of soiled clothes. It is for domestic use only.

Description

The Automatic Washer, Model H-501, is designed for connection to a plumbing system and adjacent to a drain outlet.

The unit, designed to perform a full automatic wash and semi-drying of eight pounds of clothes, employs an oscillating agitator motion for wash and rinse purpose and a vacuum for extracting moisture.

The water supply inlet is in the form of an aspirator with an air inlet ⅜ inch in diameter, the same size as the water tubing, the air inlet being located 3 inches above the maximum overflow level of the wash tub. It is located between the top of the wash tub and the cabinet top which affords full atmospheric relief.

The appliance is also equipped with a vacuum control valve since the drying operation on this machine depends on ability to draw a vacuum on the tub of the machine.

The soiled clothes are placed in an inner tub which is heavy synthetic rubber, the trade name of which is Metexaloy, which manufacturer guarantees for five years satisfactory service. The water is then introduced and the clothes are then automatically washed and semi-dried. During the semi-drying period the inner tub of synthetic rubber is raised and compressed against the top surface of the tub, thereby compressing the water upwards and into a pump suction which discharges the water into a sink or tub through a U-shaped connection.

The full wash cycle requires the use of 43 gallons of water and the total time is 33 minutes.

Inspection and Test

Tests were performed on an Automatic Washer Model

MINUTES

H-501 at the Laboratory Facilities, Department of Water Supply, Gas and Electricity, 30 Vanderwater Street, New York City, on July 20, 1949. Present at the test were Commissioner C. M. Blum, Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test; Messrs O. J. Burke and J. S. McCormack of the Department of Water Supply, Gas and Electricity; Messrs. G. Samber, P. Bernstein and B. Venner, Department of Health, and Messrs. Ira Schwartz, B. E. Newall, P. Rocco and J. P. Jones, representing the applicant.

The unit was subjected to performance tests on two full wash cycles with soap powder dosage from four ounce normal to twelve ounces, and no suds entered the water supply piping or overflowed the tub, in that the vacuum emptying principle employed fully evacuated the wash tub.

The tub was then flooded to overflow and the unit was subjected to three vacuum tests ranging from 29½ inches Hg. vacuums down to 2" Hg. vacuum without any simulated contaminated water being forced on the tub into the water supply piping.

Recommendation

On the basis of the foregoing test and data filed by the applicant, the Committee on Test recommends the approval of the Automatic Washer Model H-501, as manufactured by the Bendix Home Appliances, Inc., under C26-191.O as meeting the requirements of the submerged inlet rules adopted by the Board of Standards and Appeals on February 3, 1937 and as amended December 28, 1942 and as meeting the requirements of C26-1277.O.h when connected for the individual unit.

Nothing in this recommendation shall be deemed to permit the use of the appliance in battery connections.

It is further recommended that each unit bear a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 573-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
John A. Darts, Jr.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

Adjourned: 1:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 4, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

476-24-S—Vol. II

APPLICANT—Rudolf Ludwig, for Daylight Cafe, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent (reopened July 6, 1949).

PREMISES AFFECTED—803 6th avenue, west side, 83 ft. 5¼ in. north of West 27th street (2nd, 3rd and

4th floors); (Block 803, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolf Ludwig and Richard Nielsen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (476-24-S—Vol. II)

WHEREAS, this application from a decision of the borough superintendent, affecting premises 106 West 28th street, Borough of Manhattan, was granted by the Board June 3, 1924, on certain conditions; and

WHEREAS, this appeal from a new decision of the borough superintendent affecting premises 803 Avenue of the Americas (6th avenue); (455-457 6th avenue, old house numbers), west side, 83 ft. 5¼ in. north of West 27th street (3rd and 4th floors); (Block 803, Lot 39), Borough of Manhattan, was withdrawn June 7, 1949; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this appeal was reopened July 6, 1949 to permit consideration of a new decision of the borough superintendent, based on an amended alteration application; and

WHEREAS, the decision of the borough superintendent dated June 14, 1949 acting on amendment to Alt. Applic. 123-49 reads:

"This amendment is disapproved with the following objections:

3. The use of floors of bldg. before alteration as indicated on Spec. Sheet does not agree with Dept. of Records.

4. Proposal to use 2nd & 3rd floors of bldg. for manufacturing would require exits to comply with Sec. 270 Labor Law.

5. Proposal to use 4th floor for club meeting room would require bldg. to be fireproof as per Sec. 4.2.1 B.C.

6. The 2nd & 3rd floors should be good for 120 lbs. per sq. ft. & 4th floor for 100 lbs. per sq. ft. liveload as per Sec. 7.3.2.2.5 and 7.3.2.3 B.C."

and

WHEREAS, the applicant now states that the building is 4 stories, 47 ft 6 in. in height, 20 ft. by 100 ft. in area at 1st floor, 20 ft. by 50 ft. in area at typical floor, of class 3 construction, erected prior to 1873, located on a lot 20 ft. by 100 ft. in area in an unrestricted use B area class 1½ height district, and used and occupied since November 1948 as follows: cellar—boiler room and storage of beer barrels, bottles, etc.; 1st floor—restaurant—120 persons; 2nd floor—office and showroom—25 persons; 3rd floor—office and showroom—25 persons; 4th floor—office and meeting room—25 persons; proposed to be used and occupied: cellar—same; 1st floor—same; 2nd floor—light manufacturing, showroom—30 persons; 3rd floor—light manufacturing, tailor and furrier—25 persons; 4th floor—meeting room—50 persons; that the building is equipped with one 3 ft. 8 in. wide iron stairs, enclosed in partitions of fire-retarded construction, equipped with one hour test doors, leading from roof bulkhead direct to street, and one Labor Law fire escape at the rear, leading to roof by stair with egress from its lower termination through adjoining building at the rear as required by resolution adopted June 3, 1924; and

WHEREAS, C.O. 34715 issued November 10, 1948 upon completion of work under Alt. 1357-48 permits the following use and occupancy: cellar—storage; 1st floor—restaurant—100 lb. liveload—120 persons; 2nd floor—offices and storeroom—75 lbs. liveload—10 persons; 3rd floor—offices and storeroom—75 lbs. liveload—10 persons; 4th floor—offices—60 lbs. liveload—10 persons; and

WHEREAS, the applicant states that in 1937 an alteration

MINUTES

was made to change the 1st floor to restaurant, remove the stairs from 1st floor to 2nd floor and leave the 2nd, 3rd and 4th floors vacant; that in 1948 an extensive alteration was made with intention of bringing the building to a paying basis with an occupancy as stated in C.O. 34715; that no tenants can be found for the upper floors as there is no demand for offices in this area while there is a great demand for factory space; and

WHEREAS, the applicant contends that the building has been remodeled at a cost of over \$20,000; that new 3 ft. 8 in. iron stairs were installed from 1st floor to roof in full compliance with the building code, replacing old wood stairs which were 2 ft. 10 in. wide with winders at top and bottom; that new fire-retarded stair enclosures were installed with one hour fire test self-closing doors; that a bulkhead was constructed on the roof, all new floors and ceilings were installed, defective fire escapes and windows and floor beams replaced; that the building was once permitted to be used for factory use under Cal. 476-24-S; that since then the exit facilities have been improved and the egress from the lower termination of the rear fire escape has not been changed; that it is proposed to use the area designated as factory for light manufacturing by a firm manufacturing furs and clothing on the 2nd and 3rd floors and for a club on the 4th floor; that the liveload will be not greater than that for residential use and the carrying capacity of 75 lbs. per sq. ft. is therefore in excess of the actual proposed loading; that the area available for manufacturing is only 683 sq. ft. per floor; that the small occupancy and lack of hazard in the building would warrant the Board's granting this appeal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 3, 1924 to permit the occupancy and arrangement of exits and use of the 4th floor as a club meeting room for employees of the florists in the vicinity substantially as proposed and as indicated on plans filed with this appeal marked "Received September 23, 1949," two sheets, on condition that the exits shown thereon and in compliance with the resolution adopted by the Board June 3, 1924 shall be complied with; that the building shall not be increased in height or area; that the floor loading shall at no place exceed the floor loading of 75 lbs. per superficial foot and the requirements of certificate of occupancy 34715; that there shall be no cooking or service of food above the first floor; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy shall be obtained.

498-49-A

APPLICANT—Sol A. Herzog, for Vincena Bruno, adjacent owner.

OWNER OF PREMISES—Sun Oil Company.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of permit.

PREMISES AFFECTED—349-351 East 103rd street and 2001-2009 First avenue, northwest corner (Block 1675, Lots 122, 23, 123, 24, 25 and 26), Borough of Manhattan.

APPEARANCES—

For Applicant: William Butler and Max B. Schreiber.

For Owner: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (498-49-A)

WHEREAS, Sol A. Herzog for Mrs. Vincenza Bruno, ad-

joining owner, filed June 14, 1949 an appeal from a decision of the borough superintendent, affecting premises 349-351 East 103rd street and 2001-2009 First Avenue, northwest corner (Block 1675, Lots 23, 24, 25, 26, 122 and 123), Borough of Manhattan, owned by the Sun Oil Company; and

WHEREAS, the decision of the borough superintendent dated May 16, 1949 acting on application for revocation of approval of N.B. Application 47-49 reads:

"This is in reply to your letter of May 9th, in which you refer to the approval of the above numbered New Building Application.

We cannot agree with your belief that the proposed building violates Section 21a of the Zoning Resolution, City of New York.

We cannot agree with any of your contentions concerning the status of the various uses pointed out by you as coming within the prohibitions listed in Section 21a.

It is the interpretation and opinion of this Department that the application for the building in question was properly and legally approved. You may make inquiry of the Board of Standards and Appeals as to whether that Body would entertain an action."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. 11 in. by 100 ft. in area, located in an unrestricted use B area class 2 height district, upon which it is proposed to erect a one story class 3 constructed building, 14 ft. 2 in. in height, 58 ft. 4 in. by 28 ft. in area, and to occupy the premises as a gasoline service station; and

WHEREAS, the applicant contends that a permit has been granted for the erection of a gasoline service station, lubricatorium, auto washing, office and accessory sales, motor vehicle repair shop and parking and storage area for more than five motor vehicles on the premises in question; that the applicant is the owner of lot 29 in block 1675, being premises 2015 First avenue; that this appeal is based on a violation of section 21a of the zoning resolution and also because the granting of the permit in question creates a traffic and fire hazard; and

WHEREAS, the applicant states that the proposed gasoline station and parking area for more than five motor vehicles will have two curb cuts, entrances and exits on First avenue, one approximately 5 ft. north of East 103rd street and the other approximately 95 ft. 11 in. north of 103rd street; that East 103rd street and East 104th street do not intersect First avenue; that on the east side of First avenue opposite the premises in question the East River Housing Development is situated consisting of 15.9 acres containing 1170 apartments; that this development contains three public playgrounds, the total area of which is over $\frac{3}{4}$ of an acre; that there is also a public park 1.06 acres in area in this development; that the entrances to the playgrounds are on First avenue between East 102nd street and East 105th street; that the entrance on First avenue to one of the playgrounds on the southwesterly portion of the housing development is within 200 ft. of the entrances to and exits from the proposed gasoline station and parking area; that the Park Department maintains a director at the aforementioned playground; that access to the park at the easterly portion of the housing project is gained through the project at First avenue; that this entrance is within 200 ft. of the entrance to and exit from the proposed gasoline station and parking area; that a child health clinic and nursery school and a community service society are maintained in the project between East 102nd and 105th streets; that the clinic is under the jurisdiction of the Department of Health; that there are over 2000 infants and pre-school children registered at the health clinic; that they make between 500 and 600 visits a month for treatment; that one of the entrances to the clinic is on the east side of First avenue south of East 105th street, within 200 ft. of the entrance to and exit from the proposed use; that in the same building there is a community service society having an entrance on the east side of First avenue within 200 ft. of the proposed use; that the nursery school conducted in the same building

MINUTES

has an exit and entrance on the east side of First avenue within 200 ft. of the entrance to and exit from the proposed use; that on the south side of East 104th street approximately 125 ft. west of First avenue is St. Lucy's Roman Catholic Church; that in the same building and in conjunction with the church there is conducted a parochial school; that a portion of these premises is used as a playground and is about 25 ft. from the northwest corner of the proposed gasoline station and parking area; that exits from the parochial school lead into this playground; that on the north side of East 104th street, 250 ft. east of First avenue, Public School No. 168 is located; that persons using these playgrounds and park, the child health clinic, community service and nursery school are required to cross First avenue in an easterly direction to gain access to these facilities; that many of the children residing in the East River Housing Project and adjacent areas are required to cross First avenue to attend St. Lucy's Parochial School and Public School 168; that not only section 21a of the zoning resolution is violated but a traffic hazard and a fire hazard will be created by the erection of the proposed gasoline station and parking area; and

WHEREAS, the owner states in opposition to the appeal that there is no conflict whatsoever with section 21a of the zoning resolution; that the playgrounds in the East River Housing Project are separate and distinct from one another, each being individually fenced in and each being less than $\frac{1}{2}$ acre in area and none actually located on First avenue; that to contend that these widely separated playgrounds constitute a single playground because they are within the confines of a single large housing project is completely unjustified; that one of these playgrounds is located at East River Drive and East 105th street, more than 600 ft. from the site, and the other two are less than $\frac{1}{4}$ acre in area; that one of these playgrounds located opposite the north side of East 104th street about 120 ft. east of First avenue is a nursery school playground accessible from the nursery only, with gates in the enclosing fence, which gates are never used as a regular exit or entrance; that the last playground is located about 75 ft. east of First avenue between 102nd and 103rd streets; that this playground has a gate in the northeasterly side, well over 200 ft. from the site and also is under $\frac{1}{2}$ acre in area; that there is a question whether these are public playgrounds; that while children from outside the project are tolerated in the playgrounds, the playgrounds were actually designed as private playgrounds for the occupants of the buildings on the same lot; that these playgrounds possess none of the three elements of size, location and public use which would all be necessary to make section 21a apply; that the public park on East River Drive is over 500 ft. east of First avenue and to contend that the courts and yards of the housing project constitute an entrance to this park from 1st avenue is fantastic; that the nursery school is located in the East River Houses and is entered from East 105th street and accommodates children from ages of 3 to 5, and is in operation to care for the children of working mothers, which children are brought to and from the nursery by the parents; that this is not a school under the public school authorities, the Board of Regents or any religious organization; that it is not actually a school and certainly not a school within the meaning of section 21a; that in addition, its entrance is not located on the same street between intersecting streets but on East 105th street, over 600 ft. from the site; that as to the child health clinic and community service society, what relation these two uses have to section 21a is a mystery known only to the applicant; that as to St. Lucy's Roman Catholic school, this, at least, is really a school; however, its entrance and exits are not on the same street with the site and are more than 200 ft. from the site, that the school fronts only on East 104th street and has no entrances or exits on either First avenue or 103rd street; that the two 10 ft. wide alleyways flanking the school which the applicant has called playgrounds are merely exit passages with solid iron gates at the front; that public school 168 is on East 104th street, over 400 ft. from the site and does not come

within the provisions of section 21a; that East 103rd and East 104th streets constitute intersecting streets where they join First avenue and any uses north of East 104th street or south of East 103rd street on either side of First avenue would not be on the same street between intersecting streets; that all of the applicant's contentions were carefully investigated by the Department of Housing and Buildings and found by them to be without merit; that this application was filed merely for its nuisance value.

Resolved, that the decision of the borough superintendent dated May 16, 1949 acting on application for revocation of approval of N.B. Applic. 47-49 be and it hereby is affirmed and the appeal be and it hereby is denied.

471-49-A

APPLICANT—Irrera and Luongo, for Anna Ceraso, owner.
SUBJECT—Application for consideration—reopening and rehearing upon representation as to proposed safeguards—re Appeal from a decision of the borough superintendent, previously denied.

PREMISES AFFECTED—158 South Oxford street, west side, 250 ft. south of Hanson place, (Block 2004, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (471-49-A)

WHEREAS, this appeal was filed June 16, 1949 from a decision of the borough superintendent, affecting premises 158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 3, 1949 acting on Alt. Applic. 1756-49 reads:

"1. Occupancy other than for residential use in a frame bldg. (class 4) is contrary to 4-2-1 and 2-1-3-5 of the Code."

and

WHEREAS, the applicant states that the building is 3 stories, 31 ft. 6 in. in height, 42 ft. by 34 ft. 2 in. in area, of class 4 construction, erected prior to 1887, located on a lot 100 ft. by 115 ft. in area, in a business use B area class 1 height district, used and occupied since erection as a one family dwelling and proposed to be used and occupied: basement, boiler room, toilets, lounge and preparation room, 15 persons; 1st floor, funeral parlors, 70 persons; 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family; that the building is provided with one 3 ft. wide wood stairs, enclosed in fire-retarded partitions, equipped with wood and fireproof self-closing doors, and leading direct to street, and provided with a ladder and scuttle to roof; there are two fire escapes on the rear and on the sides extending to roof by ladder and to street and yard by stair with egress from yard to street through side courts; window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant contended that the owners have been in the undertaking business for the past 55 years, now being located at 204 Prospect place where they have been established since 1894; that they are compelled to evacuate their present establishment as it is being acquired for the

MINUTES

erection of a city housing project; that it it proposed to occupy the entire building in question by the owner with the use of the various floors as follows: basement, ladies' and men's toilet rooms and lounge, boiler room, mortician's preparation room and a small storage room for chairs, equipment, etc.; that all new partitions in the basement will be of masonry, with all spaces used by the public and all portions of the basement to be provided with two means of exit; that hall partitions will be fire-retarded as will the entire ceiling; that the 1st floor will be occupied as two funeral parlors or reposing rooms, one at each side of the center hall, and each will be provided with two means of exit, one at the front and one at the rear; that the rear exits egress to the side yards on each side of the building which lead directly to street; that the stairhall partitions will be fire-retarded and the ceiling will be fire-retarded; that the 2nd floor will remain intact with the exception of the rear room which will be converted to a kitchen and dinette; that the kitchen ceiling will be provided with two $\frac{1}{2}$ in. sprinkler heads fed from the domestic water supply system; that this apartment will be provided with a fire escape from the rear chamber; that the apartment is to be used by the son of the owner who is also engaged in the business; that the 3rd floor will remain as at present with the exception of the rear room at the southwest corner of the building which will be used as a kitchen; that the kitchen ceiling will have two $\frac{1}{2}$ in. sprinkler heads fed from the domestic water supply system; that a fire escape will be provided at the rear of this floor with access from the center hall; that the 3rd floor apartment will be occupied by the owner; that the additional toilet shown between the chamber at the southeast corner and the kitchen is for the exclusive use of the owner's husband who is a paralytic; that there is a 60 deg. stair from the 3rd floor leading to a crawl space between the ceiling beams and the roof beams; that the headroom of this space at the center is approximately $3\frac{1}{2}$ ft.; that a scuttle will be provided from the crawl space to the roof with a stationary iron ladder; that the use of the garage will be maintained as accessory to the building on the front of the lot; that the floor above the garage will not be used except for storage space for accessory equipment as the headroom is barely 6 ft.; that proper and sufficient fire-retarding exits and safety equipment and necessary safeguards have been provided to overcome any possible hazard in the change of use of the building and inasmuch as the entire building will be owner-occupied both as to the business and residential use, extreme precaution will be exercised by them in maintaining the premises in such condition that it will be an asset to the neighborhood; it is therefore requested that the Board exercise its discretion and grant this appeal for the occupancy as herein proposed; and

WHEREAS, this appeal was denied by the Board July 22, 1949 and reopened by vote of the Board October 4, 1949 for consideration of a new proposal and a new decision of the borough superintendent dated September 13, 1949 acting on Alt. Applic. 1756-49, reading:

"1. Occupancy for other than residential use in a frame bldg. (Class 4) is contrary to 4.2.1 and 2.1.3.5 of the Bldg. Code."

and

WHEREAS, the applicant filed revised plans marked "Received September 14, 1949;" and

WHEREAS, the applicant now proposes to install a sprinkler system throughout the first floor with $\frac{1}{2}$ in. heads fed from a new $1\frac{1}{4}$ in. house main; and

WHEREAS, the applicant contends that the house main will be supplied from the present 8 in. city main fed both ways, which main has a minimum pressure of 53 lbs. per sq. in. at curb level; and

WHEREAS, the applicant has filed with the Board a copy of a communication from the borough engineer, Department of Water Supply, Gas and Electricity, stating that the pressure in the main serving the premises is 53 lbs. per sq. in. at curb level.

Resolved, that the decision of the borough superintendent acting on Alt. 1756-49, new objection based on new plans dated September 13, 1949, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall be altered and occupied substantially as now proposed and as indicated on revised plans marked "Received September 14, 1949," seven sheets; that a sprinkler system shall be installed in accordance with the requirement of the Code therefor; that the stair to the cock loft space shall have fire-retarded partitions to separate the stairway to roof through such space; that there shall be no openings in such partition except for access purposes only with openings protected by fireproof self-closing doors not exceeding 2 ft. by 2 ft.; that the garage shall be occupied as proposed only as accessory to the residential use of the building for passenger cars only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that complete working drawings showing compliance with the requirements of this resolution shall be submitted to the Board for approval prior to filing same with the borough superintendent; that this variance shall continue only so long as the requirements of this resolution with the occupancy as proposed are complied with.

52-48-A

APPLICANT—Reginald S. Hardy, for Hayson Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lot 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, no date set; to be heard with Cal. 303-26-BZ.

374-49-A

APPLICANT—Saks and Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—422-430 East 53rd street, south side, 300 ft. east of 1st avenue (Block 1364, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 P.M. Applicant to be notified.

414-49-A

APPLICANT—H. Hurwit, for Board of Transportation, City of New York, owner (Harry Kalin, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-66 Essex street, southeast corner of Broome street (Block 341, Lots 1-9), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1949 at 2 P.M. for applicant to obtain additional information.

MINUTES

599-49-A

APPLICANT—Frederick C. Genz, for The New York Association for The Blind, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 11, 1949 at 2 p.m. for inspection and decision.

ZONING APPLICATIONS

347-27-BZ—Vol. II

APPLICANT—Paul Friedman, for 1900 Jerome Avenue Corp., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy for a term of years, of existing storage garage (previously granted by the Board) to showroom, auto accessories, free storage, garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline), two lifts for lubrication on the 1st floor and to motor vehicle repair shop, body repairs, incidental welding and painting and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on 2nd floor (motor vehicle repair shop, previously denied by Board).

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, north east corner (Block 2853, Lot 1), Borough of the Bronx.

APPEARANCES—

For Applicant: Philip Goddard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (347-27-BZ—Vol. II)

WHEREAS, this application under section 7e of the zoning resolution, to permit, in residence and business use districts, the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises northeast corner of Jerome avenue and East 177th street, Borough of The Bronx, was granted by the Board July 12, 1927, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved by the Board October 18, 1927, as being in substantial compliance with the resolution of July 12, 1927; and

WHEREAS, this application under sections 7b, 7c and 7i of the zoning resolution, to permit in residence and business use districts the change in occupancy of existing storage garage to storage garage for more than five motor vehicles and motor vehicle repair shop, affecting premises 1900 Jerome avenue and 1 East 177th street, northeast corner, (Block 2853, Lot 1), Borough of The Bronx, was denied by the Board July 20, 1948; and

WHEREAS, the resolution was amended October 26, 1948 under sections 7e and 7i of the zoning resolution to permit in residence and business use districts, the change in occupancy, for a period of five (5) years, of existing storage garage to showroom, auto accessories, free storage garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline) and two lifts for lubrication pump for lubrication on first floor and to motor vehicle repair shop, body repairs, incidental welding, painting and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on the second floor; and

WHEREAS, time to obtain permits and complete the work was extended March 22, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 26, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

“... that in view of statement by applicant that all permits have been obtained and all work completed except obtaining a permit from the Division of Combustibles, Fire Department, and a certificate of occupancy, that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. 1044-47).”

528-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Horr and Sophie Horr, owners.

SUBJECT—Application for consideration—reopening and amendment—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a residence and local retail use district, the extension and reconstruction of existing gasoline service station (previously granted by the Board) to include lubritorium, auto laundry, motor vehicle repair shop, boiler room and office.

PREMISES AFFECTED—70-38 to 70-48 Kissena boulevard and 153-11 to 153-19 70th road, northwest corner (Block 6656, Lot 52), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative: 0

Absent: Commissioner Blum 1

THE RESOLUTION (528-31-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, permitting the maintenance of a gasoline service station for a term of two years, affecting premises 70-52 Kissena boulevard, northwest corner of 70th road (Block 2235, Lot 1), Flushing, Borough of Queens, was granted by the Board March 18, 1932, on certain conditions and the term of variance was extended from time to time, the last such extension having been granted on June 11, 1946; and

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in residence and local retail use districts the extension and reconstruction of an existing gasoline service station, to include lubritorium, auto-laundry, motor vehicle repair shop, boiler room and office,

MINUTES

affecting premises 70-38 to 70-48 Kissena boulevard and 153-11 to 153-19 70th road, northwest corner (Block 6653, Lot 52), Flushing, Borough of Queens was granted by the Board May 17, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 17, 1949 by adding thereto:

"that in the event the owner desires to alter the existing accessory building instead of completely demolishing it as required and as formerly proposed, such alteration may be permitted using such parts of the present building as are suitable provided the requirements of the resolution adopted by the Board May 17, 1949 are complied with in all other respects and the completed accessory building shall be in accordance with the requirements of such resolution and the plans referred to therein except that on the plan referred to in such resolution marked "Received May 12, 1949," the southerly wall may have a 6 in. break as indicated on revised plan marked "Received September 19, 1949," one sheet, and the overall length of such wall may be 32 ft. 6 in. as thereon shown; that the northerly wall may be of the dimension and as indicated on such plan marked "Received September 19, 1949 (Alt. 3001-48)."

320-37-BZ—Vol. II

APPLICANT—Percival E. Jackson, for Bronxville Realty Corp., owner (Liberty Lace and Netting Works, lessee).

SUBJECT—Application for consideration—reopening and extension of time—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory.

PREMISES AFFECTED—901 East 228th street, east side of Bronxwood avenue, between East 228th and East 229th streets (Building No. 2); (Block 4864, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph J. Bryer and Theodore W. Tarlau.

For Administration: Samuel L. Becker: Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (320-37-BZ—Vol. II)

WHEREAS, this application under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory building, affecting premises 901 East 228th street, east side of Bronxwood avenue, between East 228th street and East 229th street (Building No. 2); (Block 4864, part of Lot 35), Borough of The Bronx, was granted by the Board October 19, 1937 on certain conditions, time extended from time to time and last extended September 29, 1942; and

WHEREAS, this application, under sections 7c and 21 of the zone resolution, permitting in a residence use district, the extension of the existing factory building, affecting premises 916-924 East 229th street, south side 75 ft. east of Bronxwood avenue (Block 4864, Lots 58, 59, 60, 61 and 62), Borough of The Bronx, was granted by the Board May 1941, under certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended from time to time and last extended October 1948; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 19, 1937, as amended through October 5, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"...that in view of statement by applicant that permits are now in force for that portion of construction permitted under this resolution, that all permits shall be obtained and all work completed within one year from the date of this amended resolution."

844-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Mintz, new owner (Lea Galt, former owner).

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas avenue and 734-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (844-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry, affecting premises 9701-9715 Ditmas avenue, and 731-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn, was granted by the Board December 16, 1947, on certain conditions; and

WHEREAS, time to submit plans for approval was extended March 23, 1948; and

WHEREAS, time to obtain permits and complete the work was extended February 15, 1949; and

WHEREAS, the applicant requested an amendment of the resolution and approval of plans; and

WHEREAS, the new owner of the premises is Louis Mintz, who has authorized Lama, Proskauer and Prober to represent him in connection with the proposed changes.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 16, 1947, and approval of plans under date of July 9, 1948, and approves revised working drawings as submitted marked "received September 9, 1949, three sheets" showing enlargement of accessory building as proposed in letter of September 7, 1949, and relocation of curb cuts on Ditmas avenue and Rockaway parkway, and a substitution of iron picket fence to a total height of 5 ft. in lieu of the masonry wall on Rockaway parkway and the substitution of an iron picket fence to a total height of 6 ft. in lieu of the masonry wall on the northerly and easterly lot lines, and to omit the 8 in. concrete curbing along the Ditmas avenue building line; that in all other respects the resolution adopted December 16, 1947, shall be complied with and that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 895-47).

MINUTES

1105-47-BZ

APPLICANT—Charles M. Spindler, for Walter A. Fryer and George F. Belder, owners; Broadway Motor Sales, lessee.

SUBJECT—Application for consideration—reopening and extension of time—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from sale and display of five motor vehicles to sale and display of more than five motor vehicles, using a greater area than heretofore permitted.

PREMISES AFFECTED—166-02 to 166-10 Northern boulevard and 42-03 to 42-07 166th street, southeast corner (Block 5397, Lot 14), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (1105-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from sale and display of five (5) motor vehicles to sale and display of more than five (5) motor vehicles, using a greater area than heretofore permitted, affecting premises 166-02 to 166-10 Northern boulevard and 42-03 to 42-07 166th street, southeast corner (Block 5397, Lot 14), Flushing, Borough of Queens was granted by the Board May 10, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 10, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. 2998-47)."

156-48-BZ

APPLICANT—Tobias Goldstone, for Frieda Bogen, owner.

SUBJECT—Application for consideration — reopening and extension of time—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area.

PREMISES AFFECTED—1693-1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (156-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a building (non-storage garage for more than five motor vehicles) using more than the permitted area, affecting premises 1693 to 1695 Atlantic avenue, north side, 347 ft. 3 in. east of Schenectady avenue (Block 1707, Lots 75 and 77), Borough of Brooklyn was granted by the Board April 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 27, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (N.B. 808-47)."

630-48-BZ

APPLICANT—Elliott L. Chisling, for Elliott L. Chisling Ferrenz and Taylor, Literary Society of St. Vincent Ferrer, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted.

PREMISES AFFECTED—151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Elliott L. Chisling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (630-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in the residence use portion of the lot, the erection and maintenance of a school using more than the area permitted, affecting premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan was granted by the Board November 3, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 3, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of resolution shall read:

"... that in view of statement by applicant that plans have been filed with the Department of Housing and Buildings and that construction work will be complete approximately in February, 1950, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 80-48)."

MINUTES

437-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Josephine Schnurmacker, owner; Gulf Oil Corporation, lessee.

SUBJECT—Application for consideration—reopening and amendment—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station, with auto laundry, motor vehicle repairs, office and storage and the extension of such use into existing garage for more than five motor vehicles.

PREMISES AFFECTED—1190-1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (437-49-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in residence and business use districts, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into an existing garage for more than five motor vehicles, affecting premises 1190-1196 2nd avenue and 10 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan was granted by the Board July 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 22, 1949 so that as amended the resolution shall read:

"Granted under sections 7c and 7i thereof to permit the rearrangement of the existing building until recently occupied by Standard Brands and not as a garage, to be rearranged and reconstructed substantially as proposed and as indicated on plans filed with this application marked "Received May 16, 1949," four sheets, and to be occupied as thereon indicated as a garage and gasoline service station along 2nd avenue, and under section 7i, to permit minor repairs to motor vehicles on condition that such repairs are by hand tools only; that the building shall otherwise not be increased in height or area; that no windows shall be erected in the side or street wall other than those now existing; that the boiler room shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that the gasoline service space shall be concreted and pumps shall be of the parkway type and erected not nearer than 10 ft. to the street building line; that curb cuts shall be restricted to two to 2nd avenue, each 30 ft. in width, and one curb cut to 63rd street of similar width; that there shall be erected at the intersection of 63rd street and 2nd avenue a block of concrete which may be segmental in shape not less than 12 in. in height, extending along both streets from the intersection for a distance of 5 ft.; that any post standard hereinafter permitted may be erected within such block of concrete; that the number of gasoline tanks shall be restricted to eight (8) 550 gallon tanks; that along the southerly lot line

where the wall of the adjacent building will be exposed, such wall shall be faced with masonry to a height of not less than 10 ft.; that signs shall be restricted to a permanent sign on the facade of the building facing 2nd avenue and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of 2nd avenue and East 63rd street of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 749-49)."

642-21-BZ

APPLICANT—Charles M. Spindler, for Valentine Bayer and Catherine Reiss, owners, Frank and Alfred Sosko, lessees.

SUBJECT—Application for consideration—reopening and consideration as to additional use—re Application (decision of the superintendent of buildings) previously granted on condition, permitting in a business use district, the erection of a public garage.

PREMISES AFFECTED—63-45 to 63-51 Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for consideration as to additional use, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

660-23-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application for consideration — reopening and consideration of reconstruction, etc.—re Application (decision of the superintendent of buildings) previously granted on condition, permitting in a residence use district, the erection and maintenance of an oil selling station.

PREMISES AFFECTED—150-154 Van Cortlandt avenue east and 190-202 St. George's Crescent, southeast corner (Block 3313, Lot 18), Borough of The Bronx.

APPEARANCES—

For Applicant: James Coker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for consideration of reconstruction, subject to usual procedure, etc.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Blum 1

MINUTES

490-25-BZ

APPLICANT—Howard H. Snyder, for Lena Reich, owner; United Speedometer Repair Company, lessee.

SUBJECT—Application for consideration — reopening and consideration as to additional use—re Application (decision of the superintendent of buildings), previously granted on condition under section 21 of the zoning resolution, permitting in a residence use district, the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—342 West 70th street, south side, 466 ft. 6 in. west of West End avenue (Block 1181, Lot 151), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for consideration as to additional use, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

223-46-BZ

APPLICANT—Raymond Irrera, for Fred C. and Augusta Dick, owners; Steinway Lumber Company, lessee.

SUBJECT—Application for consideration — reopening and extension of term of variance—re Application (decision of the borough superintendent, previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws.

PREMISES AFFECTED—40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on November 1, 1949 at 10 a.m., waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

382-46-BZ

APPLICANT—Charles M. Spindler, for Brookshire Realty Corporation, owner.

SUBJECT—Application for consideration — reopening and consideration re additional use—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of an automobile repair shop and the sale of new and used cars on open portion of lot.

PREMISES AFFECTED—74-02 to 74-16 Queens boulevard, south side, 199 ft. west of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II for consideration of additional use, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

447-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias G. Arab, owner.

SUBJECT—Application for consideration — reopening and consideration of additional objections of the borough superintendent — re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop, to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on November 1, 1949 at 10 a.m., waiving all requirements except a new decision which has been filed and two publications in Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

293-45-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration — reopening to consider amended working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station and the inclusion of a motor vehicle repair shop.

PREMISES AFFECTED—739-747 Albany avenue and 600-610 Clarkson avenue, southeast corner (Block 4846, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen for approval of plans withdrawn, plans returned to applicant.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

MINUTES

280-48-BZ

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in the business use portion of the lot, the reconstruction and extension of existing gasoline service station to include retail sale of auto accessories, lubritorium, auto laundry, motor vehicle repair shop and to permit the extension of parking area in conjunction with five-car garage.

PREMISES AFFECTED—723-729 Kings highway, northeast corner of East 8th street (Block 6664-A, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

APPLIANCES AND MATERIAL SUBMITTED FOR APPROVAL.

1102-48-SA

APPLICANT—George H. Colin, for Kleen-Heet, Incorporated, owner.

SUBJECT—Application for consideration — reopening to consider rescindment of approval previously granted —re Kleen-Heet Oil Burner, Model 76.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application reopened and resolution of May 3, 1949 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION OF MAY 3, 1949—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (1102-48-SA)

WHEREAS, Kleen-Heet Inc. of Chicago, Ill. filed October 8, 1948 this application for approval of the Kleen-Heet Oil Burner Model 76 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals; and

WHEREAS, this appliance was approved by the Board May 3, 1949, on certain conditions; and

WHEREAS, the applicant states that no Kleen-Heet Oil Burners, Model 76, have been sold since the approval of the Board of May 3, 1949 and will not be manufactured hereafter.

Resolved, that the Board of Standards and Appeals does hereby rescind the resolution of approval of May 3, 1949.

1103-48-SA

APPLICANT—George H. Colin, for Kleen-Heet, Incorporated, owner.

SUBJECT—Application for consideration—reopening and rescindment of approval previously granted—re Kleen-Heet Oil Burner, Model 77-A.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application reopened and resolution of May 3, 1949 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION OF MAY 3, 1949—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (1103-48-SA)

WHEREAS, Kleen-Heet Inc., of Chicago, Ill., filed October 8, 1948 this application for approval of the Kleen-Heat Oil Burner Model 77A under the provisions of C19.57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals; and

WHEREAS, this appliance was approved by the Board May 3, 1949, on certain conditions; and

WHEREAS, the applicant states that no Kleen-Heet Oil Burners, Model 77-A, have been sold since the approval of the Board on May 3, 1949 and will not be manufactured hereafter.

Resolved, that the Board of Standards and Appeals does hereby rescind the resolution of approval of May 3, 1949.

1104-48-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional name, Cities Service Oil Burner, previously approved as ABC Oil Burner, Model 51, Solar Flame Oil Burner, Model 1 and Richmond Oil Burner, Models P10, P11 and P12.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

THE RESOLUTION (1104-48-SA)

WHEREAS, The Automatic Burner Corporation of Chicago, Ill., filed October 8, 1948, this application for approval of the ABC Oil Burner, Model 51 and the marketing thereof by the names herein listed under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals; and

WHEREAS, this appliance was approved by the Board March 8, 1949, on certain conditions; and

WHEREAS, the applicant requested and amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 8, 1949 by adding thereto:

“that ABC Oil Burner, Model 51, may be marketed by Kleen-Heet, Inc. as Kleen-Heet Oil Burner, Model 76.”

62-33-SA

APPLICANT—Florence Stove Co., owner.

SUBJECT—Application for consideration—reopening and amendment as to change of model numbers—re Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-28, CH-29, CH-27, RH-7 and RH-9 (previously approved).

APPEARANCES—

For Applicant: George A. Quinlan.

ACTION OF BOARD—Application reopened for report as to change of model numbers.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Blum 1

MINUTES

172-35-SA

APPLICANT—Florence Stove Co., owner.

SUBJECT—Application for consideration—reopening and amendment as to change of model numbers—re Florence Oil Space Heaters, Models PH-8, PH-28, PC-8, PC-28, PR-81, PR-82, PR-10, PC-821, PC-82, PC-825, P-28, PC-81, PC-7, PF-8, AP-8, RP-83, CP-101, CPF-101, PR-101, PC-13, PR-101 and CP-10 (previously approved).

APPEARANCES—

For Applicant: George A. Quinlan.

ACTION OF BOARD—Application reopened for report as to change of model numbers.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

162-47-SA

APPLICANT—John M. Constantine, for Anco Products Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional name, Admiral Burner—previously approved as the Anco Oil Burner, Model D-125.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

500-47-SM

APPLICANT—Metal Door Association, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of report as to permissible vision panel—re Metal Door Assoc. Inc.'s 1½ Hour Flush Type Door, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to permissible vision panel.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

2.05

495

BULLETIN

OF THE

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CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.
Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.
Rules Directory.
Notice of Hearing Calendar.
Minutes of Regular Meeting, Tuesday Morning, October 11, 1949, Affecting Calendar Numbers 789-46-BZ—Vol. II, 135-49-BZ, 385-49-BZ, 464-49-BZ, 546-49-BZ, 569-49-BZ, 582-49-BZ, 589-49-BZ, 610-49-BZ, 1460-39-BZ, 1070-48-BZ, 450-49-BZ, 600-49-BZ, 105-49-A, 440-49-A, 282-49-A, 426-49-A, 23-37-SA, 125-38-SM, 98-49-SA and 120-49-SA.
Minutes of Regular Meeting, Tuesday Afternoon, October 11, 1949, Affecting Calendar Numbers 43-48-A—Vol. II, 374-49-A, 432-49-A, 483-49-A, 599-49-A, 619-49-A, 328-45-A, 253-44-A—Vol. II, 320-46-A—Vol. II, 445-49-A, 455-49-A, 459-49-A, 730-48-A—Vol. II, 520-49-A, 303-31-BZ, 987-41-BZ, 546-44-BZ, 473-45-BZ, 74-49-BZ—Vol. II, 788-45-BZ—Vol. III, 145-47-BZ—Vol. II, 461-37-BZ, 199-39-SM, 735-30-SA, 230-38-SM, 683-38-SA—Vol. III, 745-39-SM, 690-45-SA, 190-47-SM and 625-47-SM.
Correction Affecting Calendar Number 296-45-BZ.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.
Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.
Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.
Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.
At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.
Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.
Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.
HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to October 11, 1949

Cal. No. Dept. Premises Affected.

687-49-BZ—H.B.Q.—222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens, N.B. 5050-49.

688-49-SM—SK Insulrock Fire - resistive Insulating Board, manufactured by Smith and Kanzler, Material.

689-49-SM—SK Insulrock Structural Insulating Roof Deck, manufactured by Smith and Kanzler, Material.

690-49-SA—Butler Pressure Filters, Models 3133, 3137, 4133, 4433, 5433 and 6633 (for filtering dry cleaning solvent), Appliance.

691-49-SA—Butler Vacuum Still, Models 25, 35, 50, 75, 125, 200, 300, 425 and 600 (for distilling dry cleaning solvent), Appliance.

692-49-SA—Whirlpool Domestic Automatic Clothes Washing Machine, Models 81550, 81560, 81551 and 81561, Appliance.

693-49-SM—Permatex Pipe Joint Compound, manufactured by Permatex Co., Inc., Material.

694-49-A—Marine and Aviation—Foot of 14th road and west side, of 110th street, 400 ft. south of 14th avenue (Block 4044, Lot 20), College Point, Borough of Queens (under section 35, General City Law re bed of mapped street—14th road), Decision.

695-49-BZ—H.B.Bx.—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue (Block 2314, Lot 58), Borough of The Bronx, Amendment to N.B. 1126-48.

696-49-SA—Colespa Three-Flavor Cup Vending Machine, Model TM, Appliance.

697-49-SM—NO-Blaze (flameproofing compound), Types 1, 2 and 3, manufactured by Paterson Chemical Products Co., Material.

698-49-A—F.D.—60 Broadway and 413-421 Wythe avenue, southeast corner (Block 2130, Lot 5), Borough of Brooklyn, 20771-C.

699-49-A—H.B.M.—11 West 17th street, north side, 188 ft. west of 5th avenue (Block 819, Lot 31), Borough of Manhattan, Alt. 1439-49.

700-49-A—H.B.M.—809-825 8th avenue, west side, from West 49th to West 50th streets; 301-333 West 49th street and 300-344 West 50th street (Block 1040, Lots 13 and 14), Borough of Manhattan, B.N. 2290-49.

701-49-BZ—H.B.M.—7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan, Alt. 815-49 and Amendment.

702-49-A—H.B.M.—7-21 West 83rd street, north side, 150 ft. west of Central Park West (5th floor, Main roof and penthouses); (Block 1197, Lot 20), Borough of Manhattan, Alt. 815-49 and Amendment.

703-49-SA—G.A.L. Interlock, Type MO, (for elevator hoistway door), Appliance.

704-49-A—H.B.B. — 61-75 Wythe avenue (73-75 displayed), and 102-124 North 12th street, southeast corner (Block 2289, Lot 1), Borough of Brooklyn, Alt. 1051-49.

705-49-BZ—H.B.B.—46-52 Bay Ridge avenue and 6902-6912 Narrows avenue, southwest corner (Block 5868, Lot 29), Borough of Brooklyn, N.B. 123-49.

706-49-A—H.B.M.—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan, Alt. 1583-49.

707-49-SM — Flex Gas Connector, manufactured by Techniflex Corp., Material.

708-49-SA—Dean Incinerator, Type K, Appliance.

709-49-A—H.B.B.—3916-3924 15th avenue and 1475-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn, Revocation of Certificate of Occupancy 115482-45.

710-49-SA—W-W Suction Line Oil Heater, Model 2P, Appliance.

711-49-A—H.B.Q. — 47-08 Norton avenue, north side, 382.92 ft. east of Beach 49th street (Block 420, Lot 19), Edgemere, Borough of Queens, Alt. 21-49.

712-49-A—H.B.Q.—271-04 78th avenue, southeast corner of Langdale street (Block 8688, Lot 35), Bellerose, Borough of Queens, N.B. 1142-49.

713-49-A—H.B.Q.—2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (Block 269, Lot 10), Far Rockaway, Borough of Queens, (under section 35, General City Law re bed of mapped street-proposed widening of Deerfield road), Alt. 1292-49.

714-49-A—H.B.M.—272 West 119th street, south side, 78 ft. 3 in. west of St. Nicholas avenue (Block 1924, Lot 57), Borough of Manhattan, Amendment to Alt. 292-48.

715-49-A—H.B.M. — 441 Lexington avenue, northeast corner of East 44th street (1st floor); (Block 1299, Lot 22), Borough of Manhattan, Amendment to Alt. 476-49.

716-49-A—H.B.Q. — 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (1st floor); (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens, Alt. 1058-49 (under section 35, General City Law re bed of mapped street—proposed widening of Parsons boulevard).

CALENDAR

Restored to Docket

253-44-A—Vol. II—H.B.B.—5115-5117 2nd avenue, east side, 46 ft. 8 in. north of 52nd street (Block 797, Lot 3), Borough of Brooklyn, Alt. 2337-49.

190-47-SM—Holorib Steel Roof Deck manufactured by Detroit Steel Products Co., Material.

735-30-SA—Petro Oil Burner, Model PCA (previously approved re Model P-2), Appliance.

625-47-SM—Vinylite Brand Color Coated Plastic, Type RCL (previously approved) reopened re marketing under name Kalistron, manufactured by Bakelite Corp., Material.

745-39-SM—USG Steel Roof Deck, manufactured by United States Gypsum Co., Material.

230-38-SM—USG Short Span Gypsum Roof Tile, manufactured by United States Gypsum Co., Material.

683-38-SA—Vol. III — Janitrol Gas-fired Unit Heaters, Series UBS-94 and DUCT-94 (previously approved re Series UAS-14), Appliance.

690-45-SA—Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G (previously approved) reopened re marketing under name Colony, Appliance.

145-47-BZ—Vol. II—H.B.B.—19 Cornelia street north side, 216 ft. 7½ in. west of West 4th street (Block 590, Lot 40), Borough of Manhattan, Alt. 1529-49.

788-45-BZ—Vol. III—H.B.Q. — 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens, Alt. 1058-49.

473-45-BZ—Vol. II—H.B.R.—231-253 Bay street, southeast corner of Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond, Amendment to N.B. 90-45.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Aug. 9, 1949—Vol. 34, No. 32

Last Publication in Bulletin

Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept. 6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Oct. 4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 18, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 18, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-49-BZ—Application, May 27, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of S. K. Lawrence & Ella Waller, owners, (Professional Telephone Service, Inc., lessee), to permit in a residence use district the change in occupancy of one apartment on second floor to private telephone exchange; premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

CALENDAR

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

803-26-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corporation, owner, reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station, (previously granted by the Board); premises 5262-5272 (5248-5258 displayed), Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, Part of Lot 20), Borough of Brooklyn.

877-39-BZ—Vol. IV—Application of L. J. Shapiro and G. A. Shapiro, applicants, on behalf of Hyman Kahn, Ella Kahn, Rose Kahn, Cyril Kahn and Harold Kahn, owners, reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location), and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolution; premises 1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

383-48-BZ—Application, April 28, 1948, under sections 7c and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corporation, owner, (Cities Service Oil Company, lessee), to permit in a residence and business use district, the reconstruction of existing gasoline service station to include retail sales, motor vehicle repair shop, lubritorium and auto laundry; premises 2755 Williamsbridge road, northwest corner of Boston Post road (Block 4515, part of Lot 13), Borough of The Bronx.

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under

sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

411-45-BZ—Vol. II—Application of Adolph Goldberg, applicant, on behalf of Evanmac Realty Corporation, owner, reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot; premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

350-49-SM—Brite Lite Areawalls.

658-45-SM—Wheeling Tri-Rib Roof Deck and Accessories.

204-49-SM—Porete & Poretherm Light Weight Concrete.

438-49-SM—Magic Mirror Door Detective, Models—Classic, Futura, Door Knocker.

345-44-SA—Reliable Heat Exchanger (reopened May 17, 1949 re amendment of resolution).

517-49-SM—Air-Draft Incinerator Co., Hopper Door, Model 11.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 18, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 18, 1949, at 2 o'clock in Room 1013. Municipal Building, Manhattan, on the following matters:

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

CALENDAR

414-49-A—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

195-49-A—Vol. II—45-56 Court Street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floors); (Block 265, Lot 50), Borough of Brooklyn, (reopened September 13, 1949).

628-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 45 East 85th street, north side, 70 ft. west of Park avenue (6th floor) (Block 1497, Lot 28), Borough of Manhattan.

671-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 231 and 102 of the Multiple Dwelling Law as to means of egress affecting premises 993 Park avenue and 100-108 East 84th street, southeast corner (3, 8, 10, 11 and 12th floors), (Block 1512, Lot 70), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 25, 1949, at 10 o'clock in Room 1913, Municipal Building, Manhattan, on the following matters:

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Land lieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

91-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

46-49-BZ—Application, January 27, 1949, under section 7e of the zoning resolution, of Anita D. Littell, applicant, on behalf of Anita D. Littell and Polly D. Howard, owners, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office); premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

463-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution, of George J. Sole, applicant, on behalf of Henry Phipps Estates, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 41-55 Sutton Place, South, east side of Sutton Place South, block front between 54th and 55th streets (Block 1371, Lot 14), Borough of Manhattan.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5, 6), Borough of Manhattan.

336-49-BZ—Application, April 29, 1949, under section 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Ernest Fichtl, owner, to permit in a residence and business use district, the parking and storage of motor vehicles; premises 38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lot 421 and part of Lot 399), Little Neck, Borough of Queens.

607-49-BZ—Application, September 6, 1949, under sections 21 and 7h of the zoning resolution, of William M. Dowling, applicant, on behalf of Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee), to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards and the parking and storage of motor vehicles on unbuilt upon portion of the plot; premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th

CALENDAR

street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braunstein, applicant, on behalf of Benjamin and Harry Neissloss, owners, to permit in a business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

1-49-BZ—Application, January 3, 1949, under sections 7e and 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Owen Feltz, owner, to permit in a residence use district, the erection and maintenance of a five car garage; premises 729 40th street (rear), north side, 200 ft. east of 7th avenue (Block 915, Lot 55), Borough of Brooklyn.

392-49-BZ—Application, April 28, 1949, under sections 7e and 7h of the zoning resolution, of William F. R. Ballard, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles and the change in occupancy of structure adjacent to heating plant storage to garage for storage of management motor vehicles and maintenance of same and also the storage of maintenance equipment; premises 177, 195, 213 Nagle avenue and 3716, 3732, 3758 and 3784 10th avenue, Blocks bounded by Dyckman street, Nagle avenue, 10th avenue and West 204th street (Block 2150, Lot 56 and Block 2216, Lot 1); Dyckman Houses, Borough of Manhattan.

389-29-BZ—Vol. IV—Application of Siegel and Green, on behalf of 2356 Concourse Realty Corp., owner, reopened July 6, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five-story and basement, new law tenement, (previously granted by the Board, to be used as an additional retail store); premises 2356 Grand Concourse, and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx.

632-49-BZ—Application, August 18, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Subert Realty Corp., owner, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and

accessory sales; premises 351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

480-49-BZ—Application, June 2, 1949, under section 7h of the zoning resolution, of William H. Byrne, applicant, on behalf of Patrick R. O'Connor, owner, to permit in a residence use district, the parking and storage of more vehicles; premises 1568-1580 Purdy street, east side, 298 ft. north of St. Raymond avenue (Block 3948, Lot 70), Borough of The Bronx.

499-49-BZ—Application, June 28, 1949, under sections 7e and 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph Cetra, owner, (Reliable A. & G. Fuels, lessee), to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage for four fuel oil trucks; premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

597-49-BZ—Application, August 12, 1949, under sections 7e and 21 of the zoning resolution, of Joseph Platzker, applicant, on behalf of Fred F. French Operators, Inc., owner, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

120-16-BZ—Vol. II—Application of Hurley, Gray and Kearney, on behalf of Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee), reopened May 10, 1949 under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board); premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticino, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

869-48-SA—DeVilbiss Automotive Type Showroom Spraybooth (for painting automobiles).

555-49-SA—Kitchen-Aid Home Dishwasher Models KD-10 and KD-20.

563-49-SM—Capitol Three Hour Tin Clad Door.

408-49-SM—World Three Hour Hollow Metal Fire Door (panel and flush type).

469-49-SM—Triangle 1½ Hour Kalamein and Hollow Metal Door.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 1, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

477-48-BZ—Application of Lama, Proskauer and Prober, on behalf of Elias G. Arab, owner, reopened October 4, 1949, for consideration as to additional objections of Borough Superintendent—Application, previously granted

CALENDAR

on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubricatorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

223-46-BZ—Application of Irrera and Luongo, on behalf of Fred C. and Augusta Dick, owners (Steinway Lumber Co., lessee), reopened October 4, 1949, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws; premises 40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

582-49-BZ—Application, August 2, 1949, under section 7h of the zoning resolution, of Street & Adikes, applicants, on behalf of Catherine Adikes, owner, to permit in a business and residence use district, the parking and storage of more than five motor vehicles; premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

464-49-BZ—Application, June 14, 1949, under sections 7f and 7i of the zoning resolution, of Burke, Morrison & Green, applicants, on behalf of Ryconmor Realty, Inc., owner, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, north west corner (Block 1330, Lot 34), Woodside, Borough of Queens.

546-49-BZ—Application, July 13, 1949, under sections 7b and 21 of the zoning resolution, of Kitzler & Nurick, applicants, on behalf of Joseph J. Fisher, owner, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area; premises 710-722 Parkside avenue, south side, 84 feet 6 inches east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

385-49-BZ—Application, May 19, 1949, under sections 7c and 7i of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Kathryn G. Fitzpatrick, owner, to permit in a business use district, the reconstruction, re-arrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubricatorium; premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

589-49-BZ—Application, August 5, 1949, under sections 7i, 7A, 21 and 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charles W. Bast, owner, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than the area permitted, with entrances, signs and show windows more than the permitted distance from the intersection; premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

28-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Motorola New York, Inc., owner, reopened July 12, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy on first floor from factory use (previously granted by the Board) to stock room, radio repairing and the storage of eight motor vehicles used in the conduct of business; premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

159-48-BZ—Vol. II—Application of Robert T. Lyons, applicant on behalf of A. A. Lexington, Inc., owner, reopened June 1, 1949, under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse, (previously denied by the Board, for extension of garage use to first floor of storage warehouse); premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

315-49-BZ—Application, April 25, 1949, under sections 7e and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Briceta Fasciglione, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2314-2318 Beaumont avenue, east side, 240 feet north of east 183rd street, (Block 3103, Lot 11), Borough of The Bronx.

365-49-BZ—Application, April 26, 1949, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober applicants, on behalf of Edgar E. Stewart, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubricatorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted; premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

366-49-A—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; (under section 35, General City Law—re bed of mapped street—248th street).

377-49-BZ—Application, May 12, 1949, under section 7i of the zoning resolution, of Moritz Simon, applicant, on

CALENDAR

behalf of William Prezant and Jack Prezant, owners, to permit in a business use district, the addition of motor vehicle repair shop to existing automobile locksmith shop and office; premises 814-816 Bedford avenue and 486-492 Park avenue, southwest corner (Block 1900, Lots 32 and 33), Borough of Brooklyn.

601-49-BZ—Application, August 18, 1949, under section 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Malba Garden Homes, Inc., owner, to permit in a residence use district, the erection and maintenance of a commercial sign; premises 147-12 7th avenue, south side, 100 ft. east of 147th street (Block 4475, Lot 12), Whitestone, Borough of Queens.

635-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Di Camillo and Alicandri, applicants, on behalf of Carmelo Sgarlato, owner, to permit in a residence use district, the storage of fruit and two truck garage for a term of years; premises 78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

551-49-BZ—Application, July 12, 1949, under sections 7c and 7i of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Walter Dobler, owner, to permit on a plot located partly in a business and unrestricted use district, the additional use of motor vehicle repair shop on first story of a building occupied as a gasoline service station, lubrication, office, auto parts sale garage for more than five motor vehicles and factory; premises 88-02 to 88-08 102nd street and 100-26 to 100-36 88th avenue, southwest corner (Block 9286, Lot 61), Woodhaven, Borough of Queens.

537-49-BZ—Application, July 8, 1949, under sections 7e and 7i of the zoning resolution, of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner, to permit in a business use district, the extension of an existing building now used as a gasoline service station, office and accessory building, by enclosing the lubricating pits and providing space for storage, display and sale of merchandise and the additional use of motor vehicle

repair shop; premises 1112 St. Nicholas avenue and 2-16 Audubon avenue, southerly intersection (Block 2124, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 1, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 1, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 15, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 15, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 11, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, September 27, 1949, were approved as printed in the Bulletin of October 4, 1949, Vol. 34, No. 40.

ZONING APPLICATIONS.

789-46-BZ—Vol. II

APPLICANT—Henry Nordheim, for Galluccio and Herscher, owners.

SUBJECT—Application reopened April 12, 1949—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs).

PREMISES AFFECTED—2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

135-49-BZ

APPLICANT—Anthony F. Inserro, for Frank Marinaccio, owner.

SUBJECT—Applicant (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from welding and ignition, to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot.

MINUTES

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Marinaccio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for further consideration. Applicant to endeavor to enlarge plot and amend papers.

385-49-BZ

APPLICANT—DeRose and Cavalieri, for Kathryn G. Fitzpatrick, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7i of the zoning resolution, to permit in a business use district, the reconstruction, rearrangement and extension of the existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium.

PREMISES AFFECTED—3731-3755 East Tremont avenue, and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

APPEARANCES—

For Applicant: George Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

464-49-BZ

APPLICANT—Burke, Morrison and Green, for Ryconmor Realty, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office.

PREMISES AFFECTED—57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and James J. Conway.

For Opposition: David Greenberg and Esther Brenner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and for applicant to submit revised plans; hearing closed.

546-49-BZ

APPLICANT—Kitzler and Nurick, for Joseph J. Fisher, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area.

PREMISES AFFECTED—710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: R. Browner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

569-49-BZ

APPLICANT—Stanley H. Klein, for Louise K. Wein, Alfred L. Heil, Marion J. Goss, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district.

PREMISES AFFECTED—241-15 Merrick boulevard, north side, 158.78 ft. east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein and Paul R. Silverstein.

For Opposition: Max Chertok, Blanche Stapleton, Elizabeth Watson, Agnes Schumann, Albert J. Loreth, Frank A. Kister and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

582-49-BZ

APPLICANT—Street and Adikes, for Catherine Adikes, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner, (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes.

For Opposition: John Bauer and Morton B. Silberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

589-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles W. Bast, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i, 7A, 21 and 7c of the zoning resolution, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubritorium, parts dept., office and sale of auto accessories; using more than area permitted, with entrances, signs and show windows more than the permitted distance from the intersection.

MINUTES

PREMISES AFFECTED—103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

610-49-BZ

APPLICANT—Joseph Unger, for Mario Galetta, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores.

PREMISES AFFECTED—197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 10530, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger, Mario Galetta, Clarence R. Knickman, Morris Diamond, Nathan Ringer and Anthony Signorielli.

For Opposition: Charles R. Thatcher, Philip Kohnberg, O. Magrini, I. Louis Winokur, Arthur Young, Vincent Giaimo, Elizabeth Spiesman, Virgil A. Anderson, Paula Oettli and Exelyn Tamburi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M., for inspection and decision, without further argument.

1460-39-BZ

APPLICANT—Hilda Reardon (lessee), for 200 Amity Corporation, owner.

SUBJECT—Application (re decision of the borough superintendent) reopened September 20, 1949 to consider extension of term of variance—re application previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020 (847), Lot 43), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Hilda Reardon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1460-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 142-33 Roosevelt avenue, north side, 184 ft. west of Bowne street (Block 5020, (847), Lot 43), Flushing, Borough of Queens, was granted by the Board on January 13, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on June 6, 1944; and

WHEREAS, the applicant requested a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on September 20, 1949 and set for hearing on October 11, 1949, waiving all requirements except a new decision of the borough superintendent and publication in the Bulletin of the Board; and

WHEREAS, a public hearing was held on October 11, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 2468-49, dated October 10, 1949, reads:

"1. Proposed transient parking of more than five motor vehicles in a retail district extending into residence district is contrary to Article II Sec. 4A and Sec. 3 of the Zoning Resolution.

The expiration under BZ 1460/39 may be referred to the Board of Standards & Appeals for further consideration."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 13, 1942, as amended June 6, 1944, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution to permit the portion of the premises unbuilt upon toward the rear to be occupied for the parking of motor vehicles on condition . . . and that other than as herein amended the conditions of the resolution of January 13, 1942, shall be complied with and that a new certificate of occupancy shall be obtained."

1070-48-BZ

APPLICANT—Fulton, Walter and Halley, for Sophie Ratschky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, G-1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, side yards and set-backs.

PREMISES AFFECTED—253-12 to 253-24 Union turnpike, southwest corner of 254th street, (Block 8690, Lot 66), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Daniel J. O'Connell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1070-48-BZ)

WHEREAS, Fulton, Walter and Halley, for Sophie Ratschky, owner, filed December 16, 1948, an application under sections 7c and 21 of the zoning resolution, to permit, in residence and retail use, G-1 area districts, the erection and maintenance of a business building (stores), using more than the area permitted and without the required rear yard, side yards and setbacks, affecting premises 253-12 to 253-24 Union turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 12, 1949, after due notice by publication in the Bulletin, and laid over from time to time, and last laid

MINUTES

over to October 11, 1949, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that 254th street is in a residence use, G-1 area and Class 1 height district; Union turnpike and the site are in residence and retail use, G-1 area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1949, as to N.B. Applic. 6290-48, reads:

"1. Use of premises as retail stores in a residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution.

2. Failure to comply with Art. IV, Sect. 16-C (f).

3. Failure to provide required setbacks is contrary to Art. IV, Sect. 16 (a).

4. Failure to provide required rear yards is contrary to Art. IV, Sect. 16 (b).

5. Failure to provide required sideyards is contrary to Art. IV, Sect. 16 (c).

6. Occupying more than the required area contrary to Art. IV, Sect. 16 (d)."

and

WHEREAS, the applicant states that the premises consist of a plot 89 ft. 11½ in. front by 83.76 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 89 ft. 11½ in. front by 76 ft. 9½ in. in depth, one story, 10 ft. in height of Class 3 construction, to be used as retail stores; and

WHEREAS, the applicant contends that this plot is adjacent to a gasoline station constructed under a variation granted by the Board in 1939, under Calendar No. 170-37-BZ; that except for this gasoline station the entire block consists of vacant and undeveloped land; that there appears to be no likelihood of the utilization of the balance of the block for residential purposes because of the location of the gas station; that when this owner bought the property on August 10, 1936, construction of retail stores was a permitted use and continued to be so until recently; that some time after July, 1945 the plot was rezoned so that about half of it was in a residential district, while the other half continued to be in a retail district; that on January 27, 1949, six weeks after this appeal was filed, the area was again rezoned so that a greater fraction of the plot now lies within a residential G1 district; that the owner has entered into a contract for a 60-year lease, copy of which is filed herewith, under which the lessee will construct a building according to plans submitted herewith and pursuant to any modification which the Board may require; that the owner's life savings are represented by this piece of property; that retail stores are a necessity at this location and there would be no attendant detriment or disadvantage to anyone; and

WHEREAS, the Board finds that the premises directly opposite on Union Turnpike have recently been reopened as to use and a sign exists advertising store to be constructed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution, and that the application be and it hereby is *granted* to permit the premises to be occupied partly in a business district and partly in a residence use district substantially as proposed and as indicated on plans filed with this application marked "Received December 16, 1948," 5 sheets, and August 16, 1949, on condition that the building shall not be increased in height or area over what is shown and proposed; that at the rear the space to be left unbuilt upon shall be not less than 10

ft. in depth instead of 7 ft. as shown; that there shall be erected on the rear lot line to the south a masonry wall not less than 5 ft. 6 in. in height; that the open yard space shall be paved and drained in accordance with the requirements of the Building Code; that there shall be erected at the end of such yard toward 254th street a substantial ornamental steel gate which shall be kept normally closed; that deliveries and receipt of goods shall be solely from Union turnpike; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

450-49-BZ

APPLICANT—M. Martin Elkind, for Pearlson Realty Company, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit upon the local retail portion of a plot located partly in a local retail and partly in a residence, C area district, the erection of a business building (stores) using more than the permitted area.

PREMISES AFFECTED — 141-48 to 141-52 Northern boulevard south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (450-49-BZ)

WHEREAS, M. Martin Elkind for Pearlson Realty Company, owner, filed June 8, 1949 an application under section 21 of the zoning resolution, to permit in the local retail portion of the plot located partly in a local retail and partly in a residence C area district, the erection of a business building (stores) using more than the permitted area, affecting premises 141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on October 11, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in local retail and residence use, C area, class 1 height districts; Parsons boulevard is in local retail and residence use, C and D area, class 1 height districts; 37th avenue is in a residence use, C area, class 1 height district; the site is in local retail and residence use, C area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated September 21, 1949 acting on N.B. Applic. 1651-49 reads:

"1. In a C area district, area of building must not exceed 60% of area within local retail district. Portion in residence district is not considered as usable area. Premises is in a C district and must comply with requirements of Sec. 13-b of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 9 in. frontage by 177 ft. 11 in. in depth, irregular, presently vacant; that it is proposed to erect a building 50 ft. 9 in. by 100 ft. in depth (irregular), one story, 13 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the building will not project in any part beyond the local retail use boundary;

MINUTES

that the building will not exceed 60% of the total lot area; that the owner of these premises had purchased this property prior to the enactment of the zoning amendments restricting building areas and had, actually, demolished a dwelling structure on the property in preparation for the eventual improvement of the property with a store building of 100 ft. in depth; that a store building limited to the permissible area would not be large enough to attract a better type tenant and would make the project economically risky; that the limitation of a building on this property to 60 ft. depth would leave a 114 ft. depth of property in the rear which could not be put to any use; that to restrict the area of the proposed building would be an unnecessary hardship; that the erection of this building as proposed would still leave a rear yard 74 ft. deep, a dimension which affords ample protection of light and air to any adjoining property in view of the fact that the proposed building would be only one story high; that the adjoining properties in all directions are of greater than usual depth and the spacing between any structures located on these properties would be greater than average; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 21 thereof, to permit the construction of the proposed building substantially as proposed and as indicated on plans filed with this application marked "Received June 8, 1949," four sheets, *on condition* that the building shall not be further increased in height or area; that there shall be no openings constructed on the side lot lines to the east and west; that the balance of the premises shall be maintained in a neat condition; that the existing garages at the rear of the lot shall be entirely removed and no further buildings or structures erected; that there shall be a substantial fence of the chain link woven wire type with anchored steel posts not less than 5 ft. in height constructed on the side and rear lot lines from the proposed building southerly; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

600-49-BZ

APPLICANT—Jacob J. Gloster & Sons, for Max Klein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit, in unrestricted use, D area district, the extension of first floor in the rear of existing business building using more than the area permitted.

PREMISES AFFECTED—94-12 Sutphin boulevard, west side, 81.07 ft. north of 95th avenue (Block 993, Lot 22), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Amos E. Gloster and Charles D. Gloster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee	4
Negative	0

THE RESOLUTION (600-49-BZ)

WHEREAS, Jacob J. Gloster & Sons, for Max Klein, owner, filed August 15, 1949 an application under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of the first floor in the rear of the existing business building using more than the area permitted, affecting premises 94-12 Sutphin boulevard, west side, 81.07 ft. north of 95th avenue (Block 993, Lot 22), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on October 11, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Sutphin boulevard and 95th avenue are in an unrestricted and business use, D area, Class 1 height district; 94th avenue is in an unrestricted use, A and D area, Class 1½ height district; the site is in an unrestricted use D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated August 9, 1949 acting on Alt. Applic. 1855-49, reads:

"1. The percentage of area of the plot to be covered by the enlarged building, is contrary to sec. 14 (c) of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 20.3 ft. frontage by 87.45 ft. in depth, irregular, upon which is erected a building 20.3 ft. frontage by 57.45 ft. deep, three stories, 30 ft. in height, of Class 3 construction, used as a store on the first floor, dwellings on the 2nd and 3rd floors, for which C.O. 3447-22 (N.B. 6276-21) was issued; that it is proposed to erect an extension to the existing building in the rear, 30 ft. by 20 ft., one story in height, of Class 3 construction, and that the remaining portion of the plot, is to be used as a refrigerator; and

WHEREAS, the applicant contends that both buildings adjoining this building have been built the full depth of their respective lots, and by granting this application, no harm will be done to anyone as far as light and air are concerned; that the present yard of the building under question is 2 ft. lower than the adjoining yard of 145-09 95th avenue and if this extension is granted, a better situation will prevail than at present; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the construction of the one story rear extension substantially as proposed and for the use proposed and as indicated on plans filed with this application marked "Received August 15, 1949," three sheets, *on condition* that the extension shall be constructed to one story in height as proposed; that there shall be no window openings in the side walls to the north, south or west; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

105-49-A

APPLICANT—National Chemplast Corp., (lessee), for Louis A. Kane and Louis Vigushin, owners.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—337 Butler street, north side, 275 ft. east of 3rd avenue (Block 407, Lot 50), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: J. B. Jacobson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

440-49-A

APPLICANT—Sloane Pen Co. (lessee), for 514 West 147th St. Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—514-516 West 147th street, south side, 250 ft. west of Amsterdam avenue (Block 2078, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard B. Sloane.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

282-49-A

APPLICANT—Lewyt Corporation, for Gretsch Building No. 4, Inc., owner (Lewyt Corporation, lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor—Gretsch Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: C. M. Shapiro, N. Taner and M. Schonberger.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Not Voting: Commissioner Keating 1

THE RESOLUTION (282-49-A)

WHEREAS, Lewyt Corporation, lessee, for Gretsch Building No. 4, Inc., owner, filed April 4, 1949 an appeal from an order and decision of the fire commissioner, affecting premises 60 Broadway, southeast corner of Wythe avenue (Block 2130, Lot 5), Borough of Brooklyn; and

WHEREAS, Order 17562-LC issued by the fire commissioner October 26, 1948 and repeated in a decision of the fire commissioner dated April 1, 1949, reads:

"You are hereby notified that an inspection of the above premises used to store and use Paints, Enamels, etc., shows the following must be done before the permit requested by you can be issued:

4. Provide that gas fired drying ovens shall not be located nearer than 25' from spraying or dipping spaces unless such oven is approved for use in explosive atmospheres. Rule 4.3.1.1, Spray Rules."

and

WHEREAS, the applicant states that the building is 10 stories, 140 ft. in height, 259 ft. 8½ in. by 78 ft. in area, of fireproof construction, erected in 1915, located in an unrestricted use A area, Class 1 height district, used and occupied since 1942 as follows: basement, manufacturing metal parts, 30 persons; 1st floor, manufacturing cartons, 25 persons; 2nd floor, manufacturing metal parts, 60 per-

sons; 3rd floor, manufacturing metal parts, 50 persons; 4th floor, manufacturing raincoats, 60 persons; 5th floor, manufacturing optical goods, 70 persons; 6th floor, manufacturing clothing, 250 persons; 7th floor, manufacturing musical instruments, 50 persons; 8th floor, manufacturing metal parts, 60 persons; 9th floor, manufacturing clothing, 50 persons; 10th floor, manufacturing metal parts, 50 persons; no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system throughout, an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there are five interior 3 ft. 8 in. wide fireproof stairs, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that there is a Holland Gas Fired Paint Baking Oven as approved by the Board under Cal. 728-46-SA located on the 2nd floor; that the flame and heating apparatus are more than 25 ft. from the water wash spray booth; that the spray booth is fireproof, is equipped with a fire curtain and a water curtain; that there will be no fumes escaping into the spray booth because all of the overspray and paint fumes are caught by the water curtain and precipitated into a water tank; that the nearest opening of the oven to the spray booth, which is more than 12 ft. from the flame and heating apparatus, is 13 ft. 6 in. from the spray booth and is equipped with a canopy and exhaust blowers and ducts to the outer air, thus preventing fumes from escaping into the room; that the operation of the oven cycle is such that the entire contents are exhausted in one minute and fresh air to compensate for this is admitted through adjustable ports in the heater; that the building is strictly fireproof, equipped with an approved automatic sprinkler system and an interior fire alarm system; that fire drills are maintained and a fire guard is maintained 24 hours a day; that the building is equipped with five fireproof stairs from street to roof bulkhead and four fireproof enclosed elevators; that the oven and spray booth adjoin the elevator and stairway on the Wythe avenue side of the building; that in all other respects, all requirements of the spray rules are complied with; that the installation is safe and does not constitute a fire hazard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner, acting on Order 17562-LC, dated October 26, 1948 and repeated in a decision of the fire commissioner dated April 1, 1949, be and it hereby is affirmed and the appeal be and it hereby is denied.

426-49-A

APPLICANT—Charles M. Spindler, for Beatrice D. Corenthal, owner (Colonial Marine Cleaners, lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—151-157 12th street and 516 3rd avenue, northwest corner (1st floor); (Block 1020, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (426-49-A)

WHEREAS, Charles M. Spindler, for Beatrice D. Corenthal, owner; Colonial Marine Cleaners, lessee, filed June 1, 1949, an appeal from a decision and an order of the fire commissioner, affecting premises 151-157 12th street and 516 3rd avenue, northwest corner (1st floor), (Block 1020, Lot 44), Borough of Brooklyn; and

MINUTES

WHEREAS, Order #15325-LC issued by the Fire Commissioner June 17, 1948 and repeated in his decision dated May 2, 1949, reads:

"You are hereby notified that an inspection of the above premises, used to maintain a Technical Establishment, shows that the following must be done before the permit requested by you can be issued:

1. Provide that cleaning unit on above premises be made to conform with resolution of the Board of Standards & Appeals, Cal. 1047-41-SA.

2. Provide Board of Standards and Appeals label on cleaning unit in accordance with resolution Cal. 1047-41-SA."

and

WHEREAS, the applicant states that the building is 1 and 3 stories, 34 ft. in height, 20 ft. by 75 ft. in area, at 1st floor, 20 ft. by 45 ft. 6 in. in area at typical floor, Class 3 construction, erected prior to 1920, located on a lot 20 ft. by 75 ft. in area, in an unrestricted use, A area, Class 1½ height district, used and occupied since 1947: Cellar, ordinary storage; 1st floor, restaurant and dry cleaning, 30 persons; 2nd floor, 1 family; 3rd floor, 1 family, for which no certificate of occupancy has been issued; that the building is equipped with one 2 ft. 8 in. wood stairs, enclosed with stud, lath and plaster, equipped with wood doors which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant contends that the building is used as a restaurant and as a two-family dwelling with a one-story concrete block rear extension separated from the main building by an unpierced brick wall; that on this extension fronting on 12th street (#151 12th St.) there exists machinery which is the subject of this appeal; that this rear extension was constructed in 1920 under Permit #10763/20 for storage purposes and converted to a dry cleaning plant in 1947 under Alt. #2248/47; that the plan filed with said alteration application shows that the machinery and the alteration and installation were made in strict accordance with this plan; that the machinery in question consists of U. S. Hoffman machinery except for one Heubsch tumbler; that the machinery consists of the following:

1. Steam heated Heubsch 36" x 30" dry cleaning tumbler of a type for which application was filed with the Board under Cal. #788-48-SA for general approval;

and the following U. S. Hoffman Co. equipment:

One 36" x 30" drying tumbler
" 30" x 40" washer
" 30" x 48" washer
" 24" extractor
" 75 gallon still
" 1300 gallon filter

all of which U. S. Hoffman equipment has been submitted to the Board for general approval under Cal. #162-49-SA; and

WHEREAS, the applicant further contends that although the premises is legally permitted to be used as a dry-cleaning plant in an unrestricted zone, 140° F. safety solvent is being used and the installation was made in accordance with the requirements of the U. S. Hoffman 140° F. machinery approval; that the machinery in question is similar in design and function to the various units approved by the Board but since the general approvals for these machines are still pending, it is requested the Board permit the use of these machines in this plant, such permission not to be construed as a general approval; and

WHEREAS, it appears that the Heubsch Cleaning Tumbler as submitted to the Board for approval under Cal. 788-48-SA was approved by resolution adopted June 14, 1949 and that the Hoffman equipment consisting of a drying tumbler, two washers, an extractor, a still and a filter are filed with the Board and are pending for consideration under Cal. 162-49-SA.

Resolved, that the decision of the fire commissioner acting on Order 15325-LC, objections 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the Heubsch Cleaning Tumbler shall comply with the resolution of approval adopted under Calendar Number 788-48-SA and that the Hoffman equipment may be used pending approval and after approval shall comply with the requirements of resolution as may be adopted under Calendar Number 162-49-SA.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

23-37-SA

APPLICANT—Quiet-Heet Manufacturing Corp., owner.

SUBJECT—Silent Heet Oil Burner, Models A, B and E (reopened May 10, 1949—re amendment of resolution to permit the marketing of Model E under trade names of Delta Model B-2 and National Combustion 2; Model C under trade names Delta, Model A-1 and National Combustion 1).

APPEARANCES—

For Applicant: S. L. Sloan.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (23-37-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 20, 1949

Re: Cal. 23-37-SA

Subject: Amendment of Resolution re: additional names.

S. L. Sloan for Quiet-Heet Manufacturing Corporation requested by letters, dated March 15, 1949 and April 8, 1949, that Cal. No. 23-37-SA be reopened and amended so as to permit the marketing of certain oil burners, approved under the above mentioned calendar number under additional trade names. The case was reopened by a vote of the Board May 10 1949.

The Committee on Test recommends that the Model E, approved by the Board December 5, 1939 under Cal. 23-37-SA may be marketed under the trade names Delta; Model B2 and National Combustion #2. The Committee further recommends that the Model C, approved by the Board June 2, 1948 under Cal. 23-37-SA may be marketed under the trade name Delta, Model A1 and National Combustion #1, on condition that the requirements of the resolution adopted March 15, 1938 and as amended December 5, 1939 and June 2, 1948 be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 15, 1938, as amended on December 5, 1939 and June 2, 1948, in accordance with the above report.

125-38-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Truscon Ferrobord Steeldeck (Reopened September 13, 1949—re amendment of resolution).

MINUTES

APPEARANCES—

For Applicant: William H. Gilligan.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (125-38-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 30, 1949

Re: Cal. 125-38-SM

Subject: Amendment of Resolution.

Truscon Steel Company requested by letter, dated June 27, 1949 that the resolution dated June 7, 1938 under Cal. 125-38-SM be reopened and amended so as to include the use of this material on roofs of Class I and Class II Structures, as provided in C26-618.0. The case was reopened by a vote of the Board September 13, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted June 7, 1938 under Cal. 125-38-SM be amended, to permit the use of Truscon Ferrobord Steel Deck, without fire protection to steel roofing on roofs of Class I and Class II structures where protection is omitted from trusses as provided under C26-618.0; on condition that the requirements of the resolution, adopted June 7, 1938 under Cal. 125-38-SM, be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 7, 1938, in accordance with the above report.

98-49-SA

APPLICANT—The Prosperity Co., Inc., owner (S. G. Braun, Inc., Agent).

SUBJECT—Prosperity Automatic Dry Cleaning Unit, Model 3-B, approval of.

APPEARANCES—

For Applicant: William Lawrie.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee of Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (98-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 3, 1949

Cal. 98-49-SA.

Subject. Prosperity Automatic Dry Cleaning Unit, Model 3-B, approval of.

The Prosperity Company, Inc., of Syracuse, New York, filed an application with the Board of Standards and Ap-

peals for approval of the Prosperity Automatic Dry Cleaning Unit, Model 3-B, under the provisions of C-26-178.0.b of the Administrative Building Code and Chapter 19 of the Administrative Code.

Purpose

The purpose of this appliance is for the dry cleaning of clothes with non-flammable cleaning fluid.

Description

This device is a commercial garment dry cleaning machine of the closed type using only non-combustible, non-flammable cleaning fluid (perchloroethylene). It is fully automatic and is controlled by means of a Cycle Timer known as the "Formatrol" mounted directly on the machine. The control circuit is energized from a low voltage stepdown power transformer. The cylinder is approximately 30 inches in diameter and 40 inches long and has a load capacity of from 45 to 50 pounds in weight of dry garments. The current carrying parts of the device are located within steel or cast iron enclosures or conduit. The device is arranged for conduit connection.

This device is rated 220 volt, 3 phase, 60 and 50 cycle or 220 volt, 2 phase, 60 cycle, depending on the motors used.

The cleaning fluid used in the machine is Perchloroethylene classed as non-flammable. The door switch used in this machine is a Pass & Seymour door switch mounted in a metal enclosure.

There is a space of not less than one-half inch between uninsulated parts of the high voltage circuit and the enclosure. The power transformer is a Jefferson 220 volt, 50/60 cycle, 637-001-351, 24 volt, 150 VA.

The complete machine consists of three principal parts, viz., the cabinet, the filter, and the still. The filter and still are placed at the left side of the cabinet in a convenient position for making the necessary connections. All of the tanks and flues required for washing, extracting, drying, and deodorizing are built into the cabinet and the motors and controls are assembled to the cabinet. The horizontal cylinder and loading door are at the front at a convenient height. The air filter is at the top. There are two blowers; one mounted on each side of the cabinet. The recovery condenser is at the bottom over the sump tank and just below the cylinder shell. It is mounted in the center with a heater coil placed on either side. The washer and extractor motors and the main electrical and pneumatic control panel are located at the back of the cabinet and are all suitably covered. The parts of the device are constructed of corrosion resistant materials or are hot dipped galvanized or enameled, as a protection against corrosion. The filter is of the cloth covered filter plate type. It consists of eleven (11) woven metal screens covered with filter cloth. The total filtering area being approximately sixty-two and one-half (62½) square feet. The screens rest upon a manifold mounted on the filter shell at a sufficient height from the bottom to provide an ample sludge chamber below. The filter cake is expelled from the filter plates by reverse flow or back-washing and the plates are positively separated for this purpose. The solvent and sludge during back-washing is piped into the still. The filter shell is three-sixteenths (3/16) inches in thickness. The filter shell is approximately twenty-two (22) inches inside diameter and approximately thirty-six and three-quarters (36¾) inches in length. The cover is made from a three-sixteenths (3/16) inch flanged and dished steel head with eight (8) 5/8" diameter clamping bolts. The shell and cover are hot dipped galvanized after fabrication.

The filter circulating pump and its driving motor are placed beneath the filter. The filter pump is of the centrifugal type with a flow rate of approximately 2000 gallon per hour, with a clean filter. The rate is reduced gradually as the filter cake builds up. The capacity of the filter is approximately fifty-five (55) gallons.

The still is of the jacket type. The bottom and the lower part of the sides are fabricated with a chamber or steam jacket. The steam connection for distilling is connected

MINUTES

to the top of the jacket and the outlet is connected at the bottom. The inner solvent chamber is provided with a large cleanout handhole to permit drainage. The top of the still is also provided with an inspection and cleanout handhole, as well as two bullseyes, one of which is provided with a light.

The vapor from the boiling solvent passes through the riser pipe at the top of the still into the condenser. The condenser consists of two separate tubes one within the other. The vapor passes into the inner tube where it is condensed. The cooling water flows, counterflow, in the space between the inner and outer tubes. The inner tube is made of stainless steel or "Karbate" and the outer tube is standard iron pipe. The condensed solvent flows from the condenser into a combination water separator and inner-cooler. The inner-cooler is a tank which is equipped with copper coil. It also provides facility to separate any water from the solvent. The average output of the still is 85 gallons per hour.

The Formatrol Cycle Timer is mounted on the left side of cabinet. Its function is to completely control the complete cycle of operations after loading the machine. The selection device consists of a rotating metal drum to which a slotted record of insulating material is secured and electrical contact is established as the contact fingers enter these slots. Within the formatrol is the motor which operates the record. The timer which reverses the direction of rotation of the washing cylinder during the washing, drying and deodorizing periods is mounted in the control panel at the rear. The opening of the formatrol case door operates a switch and opens both sides of the electrical circuit entering the formatrol, and the circuit cannot be closed while the door is open. The closing of the door automatically closes the circuit as indicated by the lighting of a small lamp in the top of the formatrol case. A control knob is placed at the front end of the formatrol case for rotating the record manually. The record can be rotated only in the clockwise direction. Each of the contact fingers is connected to a valve magnet or to the switch magnet; as the fingers enter the slot the device is instantly operated. Each finger is clearly marked to show which valve or switch it controls.

The dump valve on the left side of the cabinet at the bottom of the cylinder consists of a swinging bronze disc carrying a leather ring which seats against a bronze ring when closed. When open, the disc swings out of the line of flow and thus provides a free opening for quick draining. This valve is normally open and is closed by air. The air pressure is utilized for closing the valve while cylinder is being filled with solvent.

The blowers for air circulation are mounted on each side of the cabinet; each blower is equipped with a straight blade fan and is driven at 3450 R.P.M. The intake is at the center of the blower and leads directly into the air heater chamber. The discharge from the blower housing is piped with suitable ducts into the center of the cylinder. The deodorizing valve is at the upper left hand side of the cabinet and is arranged so that it can be piped to outside atmosphere. It is equipped with a valve of the swinging disc type. This valve is normally closed and is opened by air.

The top of the cabinet is provided with air filters consisting of six cotton bags opened at one end and stretched over metal frames held in position by metal clamps. The bags are exposed by removing the front plate above the outer loading door. The air filter protects the condenser from lint and dust.

The safety vent valves are two poppet valves seating by gravity. The upper valve opens under $\frac{1}{4}$ lb. pressure and the lower under $\frac{1}{4}$ lb. vacuum. If for any reason, such as failure of water flow, pressure or vacuum develops within the cabinet, a valve opens and remains open until conditions are corrected. The recovery condenser is placed at the bottom of the cabinet and consists of finned copper tubing. The entire assembly being dipped in a molten tin-lead bath after fabrication. The coil is connected to take advantage

of counter flow; that is, the cooling water flows upward through the coil while the air carrying solvent vapor flows downward. The air in leaving the condenser then passes over the coldest coils and at its low temperature carries very little solvent.

Inspection and Test

A model of the appliance was inspected and tested at 861 First Avenue, New York City, and found to function as designed. Present at this test were Commissioner Charles M. Blum and Chief Engineer L. V. Huber of the Committee on Test and William Lawrie representing the applicant. The appliance has been approved by the Underwriters' Laboratories, Inc. Guide No. 60LO file E 14163.

Recommendation

On the basis of the data filed and the inspection and test the Committee on Test recommends the approval of the Prosperity Automatic Dry Cleaning Unit Model 3-B for voluntary use in New York City provided that the system is constructed and installed in accordance with the specifications of this report, that the solvent used be perchlorethylene, that the system shall be installed only in Class 1, 2 or 3 construction, that the system shall have a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 98-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

120-49-SA

APPLICANT—General Electric Supply Corporation, for Hotpoint, Inc., owner.

SUBJECT—Hotpoint Automatic Clothes Washer, Model LC2, approval of.

APPEARANCES—

For Applicant: Ray E. Zink.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (120-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 27, 1949

Re: Cal. 120-49-SA

Subject: Hotpoint Automatic Clothes Washer, Model LC2, approval of.

The General Electric Supply Corp. for Hotpoint, Inc. of Chicago, Illinois, filed, February 17, 1949, an application with the Board of Standards and Appeals for approval of the Hotpoint Automatic Clothes Washer Model LC2 under the provisions of C26-178.0.b and C26-1277.0 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

The purpose of the appliance is to wash and damp dry soiled clothes.

MINUTES

Description

The machine known as Hotpoint Automatic Clothes Washer Model LC2 weighs approximately 275 pounds and its outside dimensions are 25 $\frac{3}{4}$ " x 25 $\frac{3}{4}$ " x 36" high. It is equipped with two 6 ft. (3 ply) rubber hose one for hot water and one for cold water and both are equipped with screen strainers, easily removable for cleaning, to filter any foreign matter from the water before it enters the mixing valve. In addition each hose is equipped with female brass connections with gaskets to fit a standard hose outlet or faucet. The discharge hose is 1 $\frac{3}{8}$ " outside diameter and is approximately 7 $\frac{1}{2}$ feet long, with a goose neck for hooking over edge of drain or slop sink or basin.

The washer is designed for a maximum wash load of 8 pounds; any well dissolved powdered soap may be used. Leveling jacks, having a range of from 1 $\frac{1}{8}$ " minimum to 2 $\frac{5}{8}$ " maximum, should be adjusted so that the machine will be level and solid.

There are three separate anti syphonage devices incorporated into the machine;—The first is a flapper type valve designed to prevent suds from reaching the mouth of the discharge tube; the second is the vacuum breaker made possible by location of the mouth of the discharge tube at least an inch above the highest possible water level in the tub; and the third is a check valve in the inlet valve assembly which prevents water flow from the machine to the house supply lines.

Operation

When the desired water temperature, ranging from cold to hot, is selected, the control knob is lifted, starting the fill operation. The soap is then added. At the expiration of the fill period, the control knob is pushed down, all electrical components are de-energized, the water flow is cut off and the wash is allowed to soak for as long a time as the operation wishes. At the end of the soaking period, the control knob is moved to the "Wash" position and set for a one minute agitation period. After this washing period the machine automatically goes into a spin period, the soaking water is removed and the clothes are left ready for the normal wash.

The procedure for the normal wash is as follows:

The filling of the tub is halted by depressing the control; the dial is then set to "Wash" and a time is set, ranging from $\frac{1}{2}$ minute to 11 $\frac{1}{2}$ minutes. The control knob is again raised, energizing the electrical components and the washing cycle is automatic from then on.

The maximum amount of water used is 14 $\frac{1}{2}$ gallons for a load of 8 lbs. of dry clothes. This can be reduced to 8 gallons for a 4 lbs. load. The complete time cycle ranges from 19 $\frac{1}{2}$ to 30 $\frac{1}{2}$ minutes depending on the time for the wash period.

Inspection and Test

This machine was inspected and tested at the test bench of the Department of Water Supply, Gas and Electricity February 24, 1949. Present at the test were Commissioner C. M. Blum and Chief Engineer L. V. Huber, Committee on Test, Chief, Bureau of Water Register Orme J. Burke, Chief Inspector James S. McCormack of the Department of Water Supply, Gas and Electricity and Messrs. R. Zink, W. P. McCarthy, C. C. Neil and R. E. Sincerbox representing the applicant.

The unit was subjected to two full cycles under the following conditions: During the course of the wash phase soap powder was introduced at approximately 4 ounce normal dosage and gradually increased through 12 to 18 ounces dosage to simulate overloading of soap condition. Immediately after the wash period, which takes 11 $\frac{1}{2}$ minutes, it was noted that after drainage of the soap and wash water the annual space between the drum and the outer casing was filled to maximum capacity with heavy soap suds which, ordinarily, would create sufficient resistance to blow a fuse or stop the washer. This condition did not prevail in that the fluid drive feature successfully cushioned the excess load. During the wash period, the mechanism oscillates at the rate of 73 oscillations per minute and during the spin periods operates at the rate of 650 r.p.m.

During the entire period of operation no soap suds or moisture was found to exist in the air gap spacing and full atmospheric relief was thus afforded.

Recommendations

On the basis of the foregoing tests, the Committee on Test recommends the approval of the Hotpoint Automatic Clothes Washer Model LC-2 under C26-191.0.b as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939, as amended September 10, 1946, effective October 7, 1946, and as meeting the requirements of C26-1277.0h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Waste line diameter 2 $\frac{1}{2}$ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases, the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under 120-49-SA," and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 11, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

43-48-A—Vol. II

APPLICANT—Solomon Tanenbaum, owner.

SUBJECT—Appeal reopened May 17, 1949—re Appeal from an order of the fire commissioner (previously denied).

MINUTES

PREMISES AFFECTED—43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Cellar and basement); (Block 6300, Lot 7), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Tanenbaum.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative:0

Negative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Absent: Commissioner Keating 1

THE RESOLUTION (43-48-A—Vol. II)

WHEREAS, upon application of Solomon Tanenbaum, owner, this appeal was reopened by a vote of the Board on May 17, 1949, to permit consideration of a new order of the Fire Commissioner, affecting premises 43-27 Bell boulevard, east side, 125.90 ft. north of Northern boulevard (Block 6300, Lot 7), Bayside, Borough of Queens; and

WHEREAS, Order #24902-LF issued by the Fire Commissioner April 6, 1949, reads:

"1. Install an approved wet automatic sprinkler system throughout cellar having at least one source of water supply, arranged and equipped as per Article 16, Chapter 26 of the Administrative Code, as provided in Section C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 2 stories, 21 ft. 3 in. in height, 25 ft. by 105 ft. 6 in. in area, of Class 3 construction, located on a lot 25.18 feet by 114.14 ft. in area, in a residence and business use, D area, Class height district, used and occupied: Cellar, storage and heating; 1st floor, dry-goods store; 1st floor, 2 apartments; no change in use or occupancy is proposed; and

WHEREAS, the applicant requests the Board to reconsider its decision adopted February 8, 1949, denying the appeal and sustaining an order of the Fire Commissioner, which required an automatic sprinkler system throughout the entire building; and

WHEREAS, the applicant contends that because of an error in the Fire Department in the issuance of the original order, the applicant was required to install a sprinkler system throughout the entire building rather than in the cellar, which was the Fire Department's intention; that the premises do not require an automatic sprinkler system for the reason that there is direct access to the street by means of existing stairways, as indicated on plans previously filed with the Board under Cal. No. 43-48-A; that the cellar space is used solely for storage and does not represent a hazard to firemen in the event of fire as there are no obstructions in the cellar and for the additional reason that there is presently a hose for combating a fire; that in connection with the appeal before the Board, which was acted upon February 8, 1949, the applicant proposed in lieu of installing an automatic sprinkler system throughout the building to construct an outside stairway from the cellar to a driveway adjoining the property to the north or as an alternative to construct an outside stairway from the rear of the store to the property owned by the applicant in the rear. It is now requested that in the event the Board deems that a sprinkler system is necessary throughout the cellar in affirmance of the Fire Department's Order 24902-LF, that the Board permit the applicant to install a non-automatic sprinkler system without thermostatic attachment, as the cost of such an installation would not be so prohibitive as to place an undue burden on the applicant and it is also suggested that such an installation would adequately protect the premises in the event a fire starts in the cellar; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal should not be granted finding that the order of the Fire Commissioner is fully justified and that a non-automatic system would be insufficient.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

374-49-A

APPLICANT—Saks and Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—422-430 East 53rd street, south side, 300 ft. east of 1st avenue (Block 1364, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene H. Gordon and Wilbur B. Keesham.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (374-49-A)

WHEREAS, Saks and Company, owner, filed May 9, 1949, an application for a variation of the labor law as cited in a decision of the fire commissioner, affecting premises 422-430 East 53rd street, south side, 300 ft. east of 1st avenue (Basement, 1st to 8th floors inclusive), (Block 1364, Lot 34), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated April 11, 1949, reads:

"In reply to your letter in reference to smoking in wash rooms and lunch room on the 8th story, you are advised that the Labor Law and the Administrative Code will not permit smoking in the wash rooms or other factory portions of the building."

and

WHEREAS, the applicant states that the building is 8 stories, 143 ft. in height; 125 ft. by 148 ft. in area at 1st floor, 125 ft. by 139 ft. in area at typical floor, of Class 1 construction, erected 1907, located in a residence use, B area, Class 2 height district and used and occupied since 1946: Cellar, boiler room, machine room and stockroom, 18 persons; 1st floor, shipping and receiving, 18 persons; 2nd to 7th floors, offices and manufacturing of wearing apparel, 101 on the 2nd; 147 on the 3rd; 11 on the 4th; 46 on the 5th; 98 on the 6th; 83 on the 7th; 8th floor, private dining room and stock room; that the building is equipped with a two source sprinkler system throughout and an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there are four 8 ft. 9 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, the applicant contends that permission is sought to smoke in the 8th floor lunchroom, in the washrooms in the basement and on all eight floors of the building during the hours of 8 A.M. to 7 P.M.; that the building is used primarily for offices and workrooms in which activities connected with the apparel trade are carried on; that the building is thoroughly protected from dangers arising from fire; that the employees work at tasks requiring mental and physical concentration for substantial periods and from time to time they find it necessary to stop work for relief periods; that there are two such relief periods of 20 minutes each during the course of the working day when employees desire to smoke; that in spite of strict instructions and careful supervision employees will smoke throughout the building unless definite easily accessible areas are set aside for this purpose and if specific areas are approved for smoking it can be confined to these areas and the areas properly policed so that there will be no danger and therefore it is felt that the public safety will be best served by granting the application to permit smoking in the lunch room and in the wash rooms of this building; and

MINUTES

WHEREAS, under Cal. 941-25-A the Board waived a requirement for a sprinkler system throughout the building except for the 3rd floor; that the applicant now states that the sprinkler system has been installed and was installed prior to the acquisition of the premises by the present owner in 1945; and

WHEREAS, the applicant further stated that the partitions forming the kitchen on the 8th floor are cement blocks from floor to ceiling and that the partitions separating the dining room from the balance of the floor are steel partitions glazed with glass 7 ft. high.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the fire commissioner, dated April 11, 1949, and that the appeal be and it hereby is *granted* to permit smoking within the men's and women's washrooms on each floor and also within the private dining room space on the 8th floor, all as indicated on plans filed with this application, marked "Received May 9, 1949" (3 sheets), *on condition* that the partitions separating the washrooms from the balance of the floors shall be maintained in accordance with the lawful requirements and that the partitions as described separating the private dining room from the kitchen shall be maintained; that such receptacles for smokers' refuse shall be maintained as the fire commissioner shall direct; that such signs stating where smoking is permitted shall be posted as the fire commissioner shall direct; that such portable fire-fighting appliances shall be maintained within the permitted smoking areas as the fire commissioner may require; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the sprinkler system throughout the building shall be in accordance with the requirements therefor.

432-49-A

APPLICANT—Frank Randazzo, for John Stobierski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—161 Driggs avenue, southeast corner of Humboldt street, (1st floor); (Block 2708, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Randazzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Not Voting: Commissioner Keating	1

THE RESOLUTION (432-49-A)

WHEREAS, Frank Randazzo for John Stobierski, owner, filed June 3, 1949, an appeal from a decision of the borough superintendent, affecting premises 161 Driggs avenue, southeast corner of Humboldt street (Block 2708, Lot 18), (1st floor), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 23, 1949, as to Alt. Applic. 904-49, reads:

"1. Extending business use portion of building formerly occupied as residence and building being of frame construction is contrary to Sections 2.1.3.5 and 4.2.1 of Building Code."

and

WHEREAS, the applicant states the building is 3 stories, 33 ft. in height; 25 ft. by 70 ft. at 1st floor; 25 ft. by 55 ft. in area at typical floor, of Class 4 construction, located on a lot 25 by 70 ft. in area, in a business use, C area, Class 1 height district, erected prior to 1901 and used and occupied since 1942 as follows: cellar, heating and storage; 1st floor, funeral parlor and dwelling, one family, 25 persons; 2nd

floor, dwelling, 2 families; 3rd floor, dwelling, 2 families; proposed to be used and occupied—cellar, same; 1st floor, funeral parlor, 60 persons; 2nd and 3rd floors, dwelling, 2 families each floor; that the building is provided with one 2 ft. 8 in. wide frame stairs enclosed in partitions of wood studs, lath and plaster, equipped with wood self-closing doors and leading direct to street, and provided with a ladder and scuttle to roof and one fire escape at rear extending to roof by ladder and to street by ladder; and

WHEREAS, Certificate of Occupancy 107190, issued October 29, 1942, as to Alt. Applic. 2859-42, permits the following use and occupancy: cellar, ordinary; 1st floor, 100 lbs. and 40 lbs. live load, funeral parlor and one family, 25 persons; 2nd floor, 40 lbs. live load, 2 families; 3rd floor, 40 lbs. live load, 2 families, total:—funeral parlor and five families—Class A Multiple Dwelling-Old Law, and contains the notation that such certificate shall also be considered as a certificate of compliance under Section 301 of the Multiple Dwelling Law; and

WHEREAS, the applicant now states that it is proposed to convert the space occupied as an apartment on the 1st floor to business use in conjunction with the funeral parlor and to make other minor alterations; that a small chapel will be located in the brick extension and the remaining space will be arranged as a foyer, reception room and lavatories and direct egress to street will be provided; and

WHEREAS, the applicant contends that the building is classified as an old law Class A multiple Dwelling; that the dwelling occupancy on the 1st floor is partly in the main building and partly in the extension and the upper floors are served by a regulation fire escape; that the funeral parlor has one direct egress to the street and a connection to the 1st floor apartment which has its egress to the public hall; that egress and fire protection will be greatly increased as the new chapel will have a new direct exit to the street; the present funeral chapel will have an additional exit to the street; that partitions and ceiling of foyer and reception room will be fire retarded; that the owner who operates the funeral parlor finds that the apartment now connected with the funeral parlor is unsuitable for living purposes due to the nature of the business conducted and finds it a hardship to maintain the apartment without use or income and therefore proposes to convert the space for use in conjunction with the funeral parlor as indicated on plans filed with this appeal; and

WHEREAS, the premises have been inspected by a committee of the Board, which recommended the application be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 904-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged substantially as proposed and as indicated on plans filed with this appeal, marked "Received August 3, 1949" (3 sheets) and plans showing existing conditions, marked "Received October 3, 1949" (1 sheet), provided the exits are maintained in accordance with the requirements therefor; that this variance shall continue only so long as the portion of the building on the first floor extending from the frame section to the Class 3 section shall be occupied as proposed and complies in all other respects with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

483-49-A

APPLICANT—Jacob W. Sherman, for Sandra H. Fox, owner (Bertha Meislin, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1488 New York avenue, northeast corner of Farragut road (Block 4996, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Keating 1

THE RESOLUTION (483-49-A)

WHEREAS, Jacob W. Sherman, for Sandra H. Fox, owner, Bertha Meislin, lessee, filed June 23, 1949, an appeal from a decision of the borough superintendent, affecting premises 1488 New York avenue, northeast corner Farragut road (Block 4996, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1949, acting on Alt. Applic. 3132-49, reads:

"1. The change in use of the 2nd floor of a non-fireproof building 3 stories in height from residence to hospital (nursing home) is a violation of the Bldg. Code, Sect. 4.2.1.

5. The open stair well forms a shaft and should be enclosed as required by the Bldg. Code, Sect. 10.5.1." and

WHEREAS, the applicant states the building is 2 stories and attic, 31 ft. in height, 37 ft. 6 in. by 56 ft. in area at 1st floor; 37 ft. 6 in. by 41 ft. in area at 2nd floor, of Class 3 construction; erected 1921, located on a lot 100 ft. by 102 ft. 6 in. in area in a residence use C area, Class 1¼ height district and used and occupied since 1947—cellar, boiler room and laundry; 1st floor, nursing home, 25 persons; 2nd floor and attic combined, dwelling one family; that it is proposed to be used and occupied as follows—cellar, kitchen, boiler room and laundry, 2 persons; 1st floor, nursing home 25 persons; 2nd floor, nursing home, 19 persons; attic, caretakers apartment, 2 persons; that the building is provided with one 3 ft. wide wood stairs enclosed in partitions of wood lath and plaster, equipped with wood doors which are not self-closing; and

WHEREAS, the applicant states that the building was erected under Permit 6903-21, as a one family dwelling, altered in 1945 under Applic. 1541-45 to a school on the 1st floor and one family on the 2nd and attic stories, and Certificate of Occupancy 112888 was issued for that use; that the building is now occupied in accordance with Certificate of Occupancy 118276, issued on Alt. Applic. 2432-47, permitting the use of the 1st floor as a nursing home and the 2nd and attic stories combined as a one family dwelling; that the existing stairs are of wood; that all hall partitions are covered with wood lath and plaster and hall doors are wood; that the cellar ceiling is fire retarded with metal lath and cement mortar; that it is proposed to remove the kitchen from the 1st story to the cellar, to install a new toilet on the 2nd floor, to enclose the cellar stairs with 4 in. fireproof blocks, equipped with one hour test door and assembly; that a new fireproof stair and enclosure will be constructed from 2nd floor to grade level in compliance with Section 6.4.1.2 of the Building Code; that the hallways of the 1st, 2nd and attic floors and the storage space of the attic will be provided with an approved type automatic wet pipe sprinkler system; that all doors opening on present hallway will be made self-closing and held open with devices to allow doors to close on fusing of a link; that an approved type fire alarm system will be installed; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent that the present lessee has conducted a nursing home on the 1st floor since 1947 and has been assured by the Department of Hospitals that it would be willing to permit the use to be extended to the 2nd floor provided a certificate of occupancy is obtained; that the use of the 2nd floor will provide quarters for an additional 19 persons and will not overtax the present exits to the 1st floor as the new fireproof stairs will provide direct egress to grade level in the event of emergency; that in view of the fact that the halls would be sprinklered on all floors, that the public use would be confined to two floors, that it is practically impossible to fireproof the building in compliance with the requirements of the Administrative

Building Code, it is requested that the Board grant a modification of the borough superintendent's decision to permit the proposed use of the 2nd floor; and contends as to Objection 5, that it is proposed to install an automatic wet pipe sprinkler system in the hallway of all floors and in the attic storage space, to comply with the rules and regulations of the fire department and Section 187 of the Multiple Dwelling Law; that the Department of Water Supply, Gas and Electricity has certified as to the adequacy of the water pressure at curb level; that the present wood hall doors will be made self-closing, equipped with fusible links; that it is therefore requested the Board permit the installation of the proposed sprinkler system in lieu of fire retarding the present hall partitions.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3132-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use as proposed, *on condition* that the building shall be maintained substantially as proposed and as indicated on plans filed with this appeal, marked "Received June 23, 1949" (5 sheets) and revised plan showing the protection around the interior stair, marked "Received October 6, 1949" (1 sheet), *on condition* that the sliding doors on the first floor between the two front rooms and the hall shall be replaced with legal doors opening outwardly from such rooms; that an additional means of exit shall be maintained from such rooms leading to the exterior; that the fire places shall be blocked off at their openings and not used; that within the stairhall and attic a sprinkler system shall be installed as proposed of a type as permitted under the Multiple Dwelling Law for a converted dwelling; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied substantially as proposed and in accordance with the requirements of this resolution and all other rules and regulations; that a new certificate of occupancy superseding all previously issued Certificates shall be obtained; that the premises shall be maintained to the satisfaction of the Department of Hospitals; that a fire alarm system shall be installed and such portable fire extinguishing equipment shall be maintained as the fire commissioner shall require.

599-49-A

APPLICANT—Frederick C. Genz, for The New York Association for The Blind, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 East 59th street, north side, 105 ft. east of Park avenue and 110-114 East 60th street (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz, Philip S. Platt and William Potter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Keating 1

THE RESOLUTION (599-49-A)

WHEREAS, Frederick C. Genz, for The New York Association for the Blind, owner, filed August 15, 1949, an appeal from a decision of the borough superintendent affecting premises 111-115 East 59th street, north side, 105 ft. east of Park avenue, running through 110 to 114 East 60th street (Block 1394, Lots 5, 67, 68 and 68½), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1949, acting on amendment to Alt. Applic. 123-48, reads:

MINUTES

"18. Proposal to install vision panels of metal frames and polished wire glass in corridor partitions is contrary to Sec. 10.8.3 B.C.

19. Proposal to install vision panels 10" x 12" in F.P.S.C. horizontal exit doors contrary to Sec. 10.10 B.C.

20. Proposal to omit self-closing devices on all doors between corridors and rooms contrary to Sec. 10.3.3 B.C."

and

WHEREAS, the applicant states the existing building is 6 stories and pent house, 69 ft. 10 in. in height; 60 ft. by 100 ft. 5 in. in area; erected about 1911; located on a lot 60 ft. by 100 ft. 5 in. in area, in a retail use, B area, Class 1½ height district and used and occupied since 1913: Cellar, boiler room, 3 persons; subcellar, swimming pool, bowling alleys and storage, 30 persons; 1st floor, auditorium and store, 200 persons; 2nd floor, balcony and offices, 75 persons; 3rd to 6th floors, inclusive, offices and training, 40 persons on the 3rd and 37 on each of the 4th, 5th and 6th floors; pent house, one apartment, 6 persons; that the building is proposed to be increased in area by the addition of a 5 story Class 1 constructed addition, 53 ft. 6 in. in height; 60 ft. by 200 ft. 10 in. in area, and upon completion of the alteration and addition the building will be used and occupied as follows: Cellar, boiler room, 3 persons; subcellar, swimming pool, bowling alleys and storage, 17 persons; 1st floor, auditorium, social room and store, 369 persons; 2nd floor, balcony, dining room, kitchen and offices, 176 persons; 3rd, 4th and 5th floors, offices and training, 144 persons on the 3rd, 88 persons on the 4th and 102 persons on the 5th floor; 6th floor, play roof, office and training, 94 persons; pent house, one apartment; that the building is equipped with an approved standpipe system, approved interior fire alarm system and regular monthly fire drills are maintained; that there will be two interior fireproof stairs from roof bulkhead direct to street, one 3 ft. 4 in. and the other 3 ft. 8 in. in width; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 648-1911, and occupied by the present owner since 1913; that the existing building is on the north side of East 59th street; that the new addition will be built to the north of and connecting to the existing building and facing on East 60th street; that the existing building is fireproof; that the new addition will be of Class 1 construction; that in the existing fireproof building there is one 3 ft. 4 in. wide fireproof stair having existing glass panels in doors and sash in stair partitions which panels and sash will be removed and replaced with fireproof panels and fireproof construction; that the new addition will have one fireproof stairway complying with Article 7 of the Administrative Code; that the new addition will be divided from the existing building by a 3 hour fire partition with a horizontal exit equipped with 2 pairs of one and one-half hour fire doors; that the occupants of the building, including one-third of the staff are blind; that in designing the building the architects have attempted to make it possible for the blind to go about their work and play in a normal way, without undue interruption and interference; and

WHEREAS, the applicant contends as to Objection 18, issued by the borough superintendent, that the present borrowed lights in the existing building will be removed and new vision lights installed; that these vision panels are essential in that the blind can be supervised without the supervisor actually entering the room; that the vision panels will be of metal frame with polished wire glass panels and will not exceed 720 sq. in. in area; that the building is comparable to a hospital where vision panels are permitted; and contends as to Objection 19, that due to the special occupancy these 10 in. by 12 in. vision panels are essential on all floors to permit the sighted person to protect the blind person coming from the opposite side of the door; that the automatic pair of doors at each horizontal exit will not be equipped with vision panels; operating doors without vision panels in this type of building are a hazard

to the blind; and contends as to Objection 20, as to the self-closing devices on doors between corridors and rooms on all floors, that operating doors equipped with self-closing devices are a hazard to the blind as the blind person has no way of knowing the door is closing on him; that the building is now and will be equipped with a fire alarm system and regular monthly fire drills will be carried out; and

WHEREAS, the premises were partially inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 123-48, objections 18 and 19, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that such vision panels shall be maintained in accordance with the requirements of the Building Code therefor and to the satisfaction of the borough superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and withdrawn as to objection 20 to comply; that a fire alarm system and fire drills shall be maintained.

619-49-A

APPLICANT—Henry George Greene, for 14th Street Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—402-408 West 14th street, south side, 50 ft. west of Ninth avenue (1st floor); (Block 646, part of Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Deputy Chief Guinee 3

Negative 0

Not Voting: Commissioner Keating 1

THE RESOLUTION (619-49-A)

WHEREAS, Henry George Greene for 14th Street Corporation, owner, filed August 10, 1949 an appeal from a decision of the borough superintendent, affecting premises 402-408 West 14th street, south side, 50 ft. west of Ninth avenue (first floor); (Block 646, part of Lot 38), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 25, 1949 acting on amendment to Alt. 756-49 reads:

"1. Proposed marquee is not a permissible extension beyond the building line, sec. C26-216.0 A.C. and sec. C26-219.0, par. g, A.C. Marquee should also comply with par. g of sec. C26-219.0 A.C. as to construction."

and

WHEREAS, the applicant states that the building is 3 stories, 37 ft. 5 in. in height, 100 ft. by 99 ft. in area, of Class 3 construction, erected in 1891, located on a lot 100 ft. by 103 ft. 3 in. in area, in an unrestricted use A area Class 2 height district, and used and occupied since 1891 as follows: cellar—refrigeration, storage and boiler room—5 persons; 1st floor—stores and refrigerator storage—10 persons; 2nd floor—offices—20 persons; 3rd floor—offices—20 persons; proposed to be used and occupied: cellar—same; 1st floor—refrigeration storage—10 persons; 2nd and 3rd floors—offices—20 persons; that the building is provided with two interior steel stairs, 3 ft. 9 in. and 3 ft. 10 in. in width, enclosed in brick and partitions of metal lath and plaster, equipped with fireproof self-closing doors, one of which stairs leads to roof and both stairs lead direct to street; and

WHEREAS, Violation 8430-48 was issued against 402 West 14th street for maintaining a marquee at front of building without a permit; and

MINUTES

WHEREAS, the applicant contends that due to the proposed occupancy of the building at the first floor, it is necessary to erect a marquee extending from the building line to as near the curb lines as possible so that both incoming and outgoing products can be protected from inclement weather or the direct action of the sun; that the existing most easterly portion of the marquee, 20 ft. wide, was erected prior to the purchase of the building by the present owner and no record of same exists in the Building Department; that at the time the owners purchased the building there was no record of any violation against same; that an inspector inadvertently filed a violation covering this marquee, but issued the violation against the corner premises, having mistaken the easterly portion of this building as belonging to the corner building; that this portion of the marquee has been in existence for at least ten to twelve years; that the entire street on both sides of West 14th street between 9th and 10th avenues is used almost exclusively for meat and food products and the greatest percentage of buildings have marquees at their fronts, as indicated on photographs submitted with this appeal; that it is therefore requested that the Board permit the erection of the proposed marquee extension and the maintenance of the existing marquee in accordance with plans filed with this appeal; and

WHEREAS, the applicant has filed a communication dated October 4, 1949 from Solomon Bros. Poultry Corp., lessee of a portion of the premises on the first floor, stating that it has occupied the premises for over 12 years and the marquee immediately in front of that portion of the premises was existing prior to its taking possession; and

WHEREAS, the applicant has filed a communication dated October 5, 1949 from Berliner and Marx, occupants of a portion of the premises, stating that they have occupied the most westerly portion of the premises for approximately 25 years and that the marquee immediately in front of such portion has been existing during that time; and

WHEREAS, the premises are approximately 50 ft. west of the corner of West 14th street and 9th avenue; and

WHEREAS, the applicant stated that the proposed occupant of the central portion of the premises for a width of 40 ft. between the existing spaces occupied by Solomon Brothers to the east, and Berliner & Marx to the west, will be occupied by the Windsor Packing Company, now located at 330 Johnson avenue, Brooklyn, dealers in wholesale meats.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 756-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the construction of the continuous marquee as proposed and is indicated on plans filed with this appeal, marked "Received August 10, 1949" (5 sheets) to a total length of approximately 100 ft., *on condition* that the marquee shall comply in all respects with the requirements of the Code therefor including the drainage requirements and shall be erected not nearer than two ft. to the curb line and such portions as are now existing shall be remodeled to be in compliance therewith; that this marquee shall be permitted only so long as the tenants within this frontage on the street floor are in the wholesale meat handling business; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

328-45-A

APPLICANT—Henry Nordheim, for Aldo Pasquini, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a temporary term).

PREMISES AFFECTED—1711 Adams street, west side, 86.75 ft. north of Van Nest avenue (Block 4015, Lots 31 and 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (328-45-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises, 1711 Adams street, west side, 86.75 ft. north of Van Nest avenue (Block 4015, Lots 31 and 32), Borough of The Bronx, was granted by the Board October 23, 1945, on certain conditions; and

WHEREAS, the term of variance was extended October 15, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 23, 1945, as *amended* by resolution adopted October 15, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of two (2) years from the date of this *amended* resolution, permitting the premises to be occupied as a private club, *on condition* . . .; that other than as *amended* herein, the resolution adopted October 23, 1945, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Alt. 510-44)."

253-44-A—Vol. II

APPLICANT—Ferdinand Savignano, for Anthony Borelli, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—5115-5117 2nd avenue, east side, 46 ft. 8 in. north of 52nd street (Block 797, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure to consider new proposal and new decision of the borough superintendent.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Keating 1

320-46-A—Vol. II

APPLICANT—Lama and Proskauer, for I, Tapman, owner.

SUBJECT—Appeal reopened April 22, 1947, re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1604 DeKalb avenue, east side, 141 ft. 1 in. south of Wyckoff avenue, (Block 3248, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

MINUTES

445-49-A

APPLICANT—Henry Nordheim, for Walter Zalesky, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—719 Cauldwell avenue, west side, 175 ft. south of East 156th street (Block 2624, Lot 56), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant—for correct decision from the borough superintendent. The applicant withdrew his appeal for the purpose of applying to the department of Housing and Buildings for a decision on Alt. Applic. 225-49 that is responsive to the statement made as to the proposed change of occupancy.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Not Voting: Commissioner Keating	1

455-49-A

APPLICANT—Abraham Farber, for Landstrong Estates, Inc., owner (Stevens Metal Prod. Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—280 Junius street, west side, 100 ft. south of corner of Sutter avenue (Block 3763, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber and Abraham Strongen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant to file with the Bldg. Dep't a proposal as to a secondary means of exit.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee	4
Negative	0

459-49-A

APPLICANT—A. H. Salkowitz, for 30th Ave. Corporation, owner (Thomas Roulston, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-08 30th avenue, south side, 50.06 ft. east of 30th street (Block 593, Lot 25), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply. The Board deemed that the existing conditions as shown on plans filed with this appeal, marked "Received June 13, 1949" one sheet, did not provide adequate exit facilities in view of the type of occupancy.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee	4
Negative	0

730-48-A—Vol. II

APPLICANT—LeRoy A. Perry, for Partition Servicing Co., owner.

SUBJECT—Appeal reopened July 12, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 2 p.m. for applicant to file revised plans.

520-49-A

APPLICANT—Reginald S. Hardy, for Nostaw Corporation, owner.

SUBJECT—Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1, Block 1031, Lot 11), Borough of Brooklyn, (under section 35, General City Law re bed of mapped street—13th street).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 18, 1949 at 2 p.m. at request of the Board; awaiting information from the Borough President.

ZONING APPLICATIONS

303-31-BZ

APPLICANT—Max Siegel, for Isaac Krausher, owner (Maxwell Browner, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—166-01 to 166-07 Horace Harding (Nassau) boulevard, northeast corner of 166th street (Block 6866, Lot 350), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Maxwell Browner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Not Voting: Commissioner Keating	1

THE RESOLUTION (303-31-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 166-01 to 166-07 Nassau boulevard, northeast corner of 166 street (Block 2646, Lot 15), Flushing, Borough of Queens, was granted by the Board, October 20, 1931, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution to October 20, 1931 so that as *amended* the resolution shall read:

"*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted on condition* that all gasoline pumps shall be set back from the building line not less than 10 ft.; that any office or building for accessory use conducted on the premises shall be located on the rear lot line and shall be housed in a masonry structure, one story in height, faced with white enameled brick of panel design; that any grease pits installed shall be similarly housed with arched driveway openings facing Horace Harding boulevard; that roofs of any building constructed on the property shall be constructed of variegated slate or Spanish tile; that there shall be constructed along the rear lot line where otherwise not covered by buildings erected on the premises, a masonry wall not less than 10 ft. in height, faced with white enameled brick of panel design coped with architectural terra cotta or stone trim; that any advertising signs shall be confined to the illuminated globes of the pumps and the sign on the facade of the accessory building and a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 5 ft.; that the number of curb cuts for carriageways across the sidewalks shall not exceed two 12 ft. openings (Permit 194-041); that the premises where not covered by accessory buildings and pumps shall be paved with concrete, tarvia or other reasonably impervious paving (Alt. 3146-48)."

987-41-BZ

APPLICANT—The Texas Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and erection of a new accessory building, on an existing gasoline service station.

PREMISES AFFECTED—736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (987-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and erection of a new accessory building upon an existing gasoline service station, affecting premises 736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn, was granted by the Board June 8, 1943, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended July 27, 1948; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 8, 1943 as *amended*

through July 27, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 1308-41)."

546-44-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district the erection of an extension to an office building of an existing gasoline service station, such extension to be used as a car laundry and to house grease lift.

PREMISES AFFECTED—822-828 4th avenue and 159-165 29th street, northwest corner (Block 664, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (546-44-BZ)

WHEREAS, this application under section 7c of the zoning resolution permitting in a business use district, the erection of an extension to an office building of an existing gasoline service station, such extension to be used as a car laundry and to house grease lift, affecting premises 822-828 4th avenue and 159-165 29th street, northwest corner (Block 664, Lot 37), Borough of Brooklyn, was granted by the Board July 10, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 17, 1946 and October 5, 1948; and

WHEREAS, plans were approved April 5, 1949, by the Board as being in substantial compliance with the requirements of the resolution; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 10, 1945 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 2437-44)."

473-45-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitted in a business 1 and unrestricted use district, the reconstruction and extension in area of a gasoline service station, located on the business portion of the plot.

PREMISES AFFECTED—231-253 Bay street, southeast corner of Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond.

MINUTES

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended, also reopened as Vol. II, subject to usual procedure, for consideration of additional uses, namely parking and storage of more than five motor vehicles and repair shop for minor repairs, with hand tools only.

THE VOTE TO EXTEND TIME AND REOPEN AS VOL. II, FOR CONSIDERATION OF ADDITIONAL USES—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (473-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting on a plot in a business 1 and unrestricted use district, the reconstruction and extension in area of a gasoline service station located on the business portion of the plot; affecting premises 231-253 Bay street, southeast corner Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond, was granted by the Board September 25, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 1, 1946, September 30, 1947 and October 5, 1948; and

WHEREAS, the applicant requested a further extension of time, and reopening of this appeal to consider additional uses.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 25, 1945 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed with the Department of Housing and Buildings under N.B. 90-45, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 90-45)."

Resolved further, that the application be and it hereby is reopened as Vol. II, subject to usual procedure, for consideration of the additional uses of parking and storage of more than five motor vehicles and repair shop for minor repairs with hand tools only.

74-49-BZ—Vol. II

APPLICANT—Harris, Newmark & Company, for 515 Seventh Avenue, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, permitting in a retail use, B area district, for a term of twenty-one (21) years, the erection and maintenance of a storage garage for more than five motor vehicles and stores (granted by the Board for term of twenty years on March 29, 1949—resolution amended as to term of twenty-one (21) years on May 3, 1949).

PREMISES AFFECTED—515 7th avenue and 144-158 West 38th street, southeast corner (Block 813, Lots 64, 65 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence D. Mayer, Paul A. Kelly and William F. Jenter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Keating 1

THE RESOLUTION (74-49-BZ—Vo. II)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use, B area district, the erection and maintenance of a storage garage for more than five (5) motor vehicles and stores, affecting premises 515 Seventh avenue and 144-158 West 38th street, southeast corner (Block 813, Lots 64, 65 and 67), Borough of Manhattan, was granted by the Board March 29, 1949, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved May 3, 1949; and

WHEREAS, the resolution was amended as to the term of years, June 28, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution and an approval of plans submitted to the Board in compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 29, 1949, as *amended* May 3, 1949 and June 28, 1949 as to the term of the variance and to approve for general arrangement and subject to minor corrections, the working drawings marked "Received October 7, 1949," ten sheets, and seven additional sheets showing the general arrangement of plumbing and sprinklers, as being in substantial compliance with the resolution and permitting the occupancy as proposed for garage use and three floors and a portion of the first floor for commercial use provided that in all other respects the resolution adopted by the Board on March 29, 1949 as *amended* May 3, 1949 and June 28, 1949 are complied with (N.B. 14-49)."

788-45-BZ—Vol. III

APPLICANT—Paul Friedman, for Nat Patterson, Mrs. Charles Bender, Samuel Pensig and Herbert H. Pensig, owners.

SUBJECT—Application for consideration — reopening as Vol. III re new proposal for parking use—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use and retail use district, the erection of a garage for five motor vehicles and the use of a driveway from retail use district through residence use district (reopened and withdrawn re parking use).

PREMISES AFFECTED—89-05 to 89-07 Parsons boulevard and 159-02 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure to consider a new proposal as to parking use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

145-47-BZ—Vol. II

APPLICANT—Carroll Blake, for G. L. G. Realty Corp., owner.

MINUTES

SUBJECT—Application for consideration — reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from stable to cellar storage and garage for more than five motor vehicles on 1st floor; upper floors to remain vacant (previously acted upon by the Board).

PREMISES AFFECTED—19 Cornelia street, north side, 216 ft. 7½ in. west of West 4th street (Block 590, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Carroll Blake.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal based on a new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

461-37-BZ

APPLICANT — J. Jacques Stone, for Hudson Parking Corp., lessee (New York Life Insurance Co., owner).

SUBJECT—Application for consideration —reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—247-261 Madison avenue, east side, from East 38th to East 39th streets (Block 868, Lots 22, 23, 24 and part of Lots 20, 54, 55 and 56), Borough of Manhattan.

APPEARANCES—

For Applicant: J. Jacques Stone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen, withdrawn. Applicant to obtain new decision from Borough Superintendent as to residential portion and obtain a certificate of occupancy for the portion in the business district.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

199-39-SM

APPLICANT—Celotex Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Celotex Corp., ½ inch Fibre Board Sheathing (previously approved for temporary term).

APPEARANCES—

For Applicant: A. P. Green.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

THE RESOLUTION (199-39-SM)

WHEREAS, the Celotex Corporation, owner, filed on February 21, 1939, an application with the Board of Standards and Appeals for approval of the material known as Celotex; and

WHEREAS, this material was approved by the Board September 19, 1939, on certain conditions; and

WHEREAS, on July 9, 1946, the resolution was amended to include the approval of Celotex ½ inch Fibre Board Sheathing, on certain conditions and for a term of one year; and

WHEREAS, the term of variance was extended September 23, 1947; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 19, 1939, as amended by resolutions adopted through September 23, 1947, only so far as it has reference to the temporary term to permit the use of ½ in. fibre board sheathing, so that as amended this portion of the resolution shall read:

“ . . . granted for a term expiring January 1, 1950 pending approval now under consideration.”

735-30-SA

APPLICANT—Petroleum Heat and Power Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution — re additional model (Petro Oil Burner, Model PCA); previously approved under name Petro Oil Burner, Model P-2.

APPEARANCES—

For Applicant: Harry T. Hoesel.

ACTION OF BOARD—Application reopened for report—re additional model.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

230-38-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Pyrobar Shor Span Gypsum Roof Tile; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application for report—re amendment of resolution as to proposed structural change.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

683-38-SA—Vol. III

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional models (Janitrol Series UBS-94 and DUCT-94, Unit Heaters) previously approved re Janitrol Gas-fired Unit Heaters, Series UG-37, CG-37, UAS-14, UAC-14, BAC-14.

APPEARANCES—

For Applicant: Frederick T. Head.

ACTION OF BOARD—Application reopened as Vol. III, for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

MINUTES

745-39-SM

APPLICANT—United States Gypsum Co., owners.
SUBJECT—Application for consideration—reopening and amendment of resolution—re USG Steel Roof Deck; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report—re amendment of resolution as to fireproofing roof decks on Class 1 and 2 structures.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

690-45-SA

APPLICANT—Selectrol Engineering Co., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re additional name (Colony); previously approved under name Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G.

APPEARANCES—

For Applicant: Saul Baranoff.

ACTION OF BOARD—Application reopened for report—re additional name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

190-47-SM

APPLICANT—Detroit Steel Products Co., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Holorib Steel Roof Deck; previously approved.

APPEARANCES—

For Applicant: F. Mohan.

ACTION OF BOARD—Application reopened for report—re amendment of resolution as to fireproofing steel on roof decks in Class 1 and 2 buildings.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

625-47-SM

APPLICANT—Bakelite Corporation, owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re additional name (Kalistron); previously approved re Vinylite Brand Color Coated Plastic Sheeting, type RCL.

APPEARANCES—

For Applicant: H. C. Stelling.

ACTION OF BOARD—Application reopened for report—re additional name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 20, 1949, as they appeared in Bulletin No. 39, Vol. 34, are hereby corrected to read as follows:

296-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Gottfried Real Properties, Inc., owner (Sam Gottfried lessee).

SUBJECT—Application reopened May 17, 1949, as to extension of area and uses—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of existing gasoline service station, showroom for sales and display of autos and parking for five cars so as to be used for gasoline service station, auto showroom for new and used cars, auto repair, brake testing, wheel alignment, lubrication, office and sales of auto accessories, parking and storage of more than five motor vehicles; parking of cars waiting to be serviced, and garage for five cars.

PREMISES AFFECTED—1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81 and 83), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sam Gottfried.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (296-45-BZ)

WHEREAS, Lama, Proskauer and Prober for Gottfried Real Properties, Inc., owner (Sam Gottfried, lessee), filed April 18, 1949 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station, motor vehicle repair shop, showroom and garage for five motor vehicles (previously granted by the Board) to be used as gasoline service station, auto showroom for new and used cars, motor vehicle repair shop, brake testing and wheel alignment, lubrication, office and sale of auto accessories, parking and storage of more than five motor vehicles, parking of cars waiting to be serviced and garage for five motor vehicles, affecting premises 1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81, 83), Borough of Brooklyn; and

WHEREAS, this application was reopened on May 17, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on September 20, 1949; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue N is in residence and business use, C area, Class 1¼ height districts; Coney Island avenue and the site are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 6, 1949 acting on Alt. Applic. 5088-48 reads:

"2. The proposed alteration and extension of existing gasoline service station, auto repairshop, showroom for sales and display of autos and parking for five cars so as to be used for gasoline service station, auto showroom for new and used cars, auto repair shop, brake testing, wheel alignment, lubrication, office and sales of auto accessories, parking and storage of more than five motor vehicles, parking of cars waiting to be serviced, and garage for five cars on premises located in a business

MINUTES

use district is contrary to Art. II, Sect. 41a, of the Zoning Resolution. Note: a portion of these premises were subject to conditional variation of the Board of Standards and Appeals under Cal. 296-45-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, on which is located a building 50 ft. front by 100 ft. in depth, irregular, one story in height, of class 3 construction, used as an auto showroom, office, store, auto repair shop, brake testing and wheel alignment; that there is also a five-car garage, open lifts and a gasoline service station; that the northerly 50 ft. of the site is used for the parking of five motor vehicles; that it is proposed to maintain the present existing 50 ft. by 100 ft. building as an auto showroom, office, store and brake shop and motor vehicle repairs; that it is also intended to maintain the existing five-car garage and open lifts and to extend the present gasoline service station an additional 50 ft. to the north; that the rear of this addition is to be used also for the parking of cars waiting to be serviced and for the parking and storage of more than five motor vehicles; that the existing dispensing pumps are to be relocated; and

WHEREAS, the applicant contends that the most southerly 100 ft. of the site was the subject of Cal. 296-45-BZ to alter said gasoline service station and repair shop; this work was not performed; and

WHEREAS, on November 20, 1945 an application was granted under section 7c to permit the reconstruction and extension of existing gasoline station (previously granted by Board under Calendar Number 1021-25-BZ and 167-34-BZ); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof as to extension of use, 7h as to the parking and storage of motor vehicles and under section 7i as to motor vehicle repairing *on condition* that the premises shall be reconstructed substantially as proposed and as indicated on plans filed with

this application marked "Received April 18, 1949," four sheets; that the construction and use of the buildings and premises shall otherwise comply with all laws and rules applicable thereto; that *existing* gasoline pumps shall be removed; that new gasoline pumps shall be erected as indicated, not nearer than 10 ft. to the street building line; that the premises where not occupied by buildings and gasoline pumps shall be leveled substantially to the grade of Coney Island avenue and shall be paved with concrete, tarvia or other reasonably impervious surfacing; that existing curb cuts shall be removed and new curb cuts installed; that three new curb cuts may be installed, each not over 30 ft. in width; that the curbs and sidewalks shall be restored or reconstructed to the satisfaction of the borough president; that there shall be erected along the northerly interior lot line where walls of adjoining buildings do not occur a substantial fence erected on a concrete base; that such fence shall be of the steel picket type or woven wire type with anchored steel posts to a total height of not less than 5 ft. 6 inches above grade; that signs on the building shall be restricted to a permanent sign attached to the building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that greasing and washing as accessory uses shall be maintained within the building and the motor vehicle repairing herein permitted under section 7i shall be by hand tools only except that brake testing and wheel alignment may also be permitted; that any existing uses or signs on the building not hereby permitted shall be discontinued; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that this resolution shall supersede previously adopted resolutions under Cal. 1021-25-BZ, 167-34-BZ and resolution adopted under 296-45-BZ dated November 20, 1945; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

*Correction—The words "the accessory buildings and grease lifts" omitted in line 83 of the resolution and the word "*existing*" inserted.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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495

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 43

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 18, 1949, Affecting Calendar Numbers 803-26-BZ—Vol. II, 324-29-BZ—Vol. II, 877-39-BZ—Vol. IV, 411-45-BZ—Vol. II, 298-48-BZ, 321-49-BZ, 361-49-BZ, 362-49-BZ, 380-49-BZ, 434-49-BZ, 512-49-BZ, 383-48-BZ, 418-49-BZ, 513-49-A, 568-49-A, 345-44-SA, 658-45-SM, 204-49-SM, 350-49-SM, 438-49-SM and 517-49-SM.

Minutes of Regular Meeting, Tuesday Afternoon, October 18, 1949, Affecting Calendar Numbers 414-49-A, 452-49-A, 541-49-A, 628-49-A, 299-44-A—Vol. II, 671-49-A, 195-49-A—Vol. II, 415-49-A, 520-49-A, 568-39-BZ—Vol. II, 50-41-BZ—Vol. III, 72-41-BZ, 385-41-BZ, 575-44-BZ, 819-47-BZ, 164-38-BZ—Vol. II, 548-48-BZ—Vol. II and 476-44-SM—Vol. III.

Correction Affecting Calendar Numbers 411-48-A, and 365-48-BZ.

Fire Drill Rules.

COURT DECISION

Matter of McDowell vs. Murdock:—On September 14, 1943, the Board denied an appeal to declare a building used as a riding stable as a lawfully existing non-conforming use, established prior to July 25, 1916: Cal. 346-43-A; premises 87-86 188th Street, west side, 100 ft. north of Hillside Ave., Hollis, Borough of Queens. Upon Court review, Mr. Justice Johnson referred the matter to an official referee to take testimony and report findings to the court as to the establishment of the use and its continuance. (N.Y. Law Journal, October 24, 1945).

Official Referee James C. Van Siclen reported to the court on November 15, 1946, finding that the use of the building as a stable for horses has been continuous from prior to adoption of the Zoning Resolution and since 1922 has been used to date as a riding academy.

Upon consideration of the Official Referee's findings, Mr. Justice C. A. Johnson remitted the case to the Board to consider and act upon evidence submitted (N.Y. Law Journal, February 19, 1947).

On June 10, 1947, the Board at public hearing considered testimony taken by the Official Referee and took additional testimony and closed hearing, laying matter over for decision to a later date to be set.

On July 25, 1947, after a report of a committee, which again inspected the premises, the Board found that the stable had been increased in area and that this fact and other facts produced at the hearings warranted denial of the appeal. The Board unanimously denied the application.

On August 21, 1947, Order of Certiorari served.

On October 14, 1948, Mr. Justice C. A. Johnson, at Special Term, Supreme Court, confirmed the decision of the Board. (N.Y. Law Journal, October 14, 1948, page 785).

Attorney for applicant served notice of appeal to Appellate Division.

On October 7, 1949, the appeal was dismissed for lack of prosecution.

As a result, the decision of Mr. Justice Johnson is binding on the parties.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

CALENDAR

DOCKET

New Cases Filed up to October 18, 1949

Cal. No. Dept. Premises Affected

717-49-A—H.B.R.—949-953 Jewett avenue, southeast corner of Coale avenue (Block 378, Lot 35), Castleton Corners, Borough of Richmond, Amendment to Alt. 112-49.

718-49-BZ—H.B.B.—2016 Stillwell avenue and 2537-2549 86th street, north side, 300 ft. east of 25th avenue (Block 6860, Lot 32), Borough of Brooklyn, Alt. 1045-49.

719-49-BZ—H.B.B.—750-766 Utica avenue, west side, 100 ft. south of Lenox road (Block 4655, Lot 9), Borough of Brooklyn, Alt. 2685-49.

720-49-A—H.B.B.—416-422 Lexington avenue, south side, 63 ft. east of Tompkins avenue (1st floor); (Block 1805, part of Lot 6), Borough of Brooklyn, Alt. 4808-47.

721-49-A—H.B.B.—1601 Avenue R and 1785-1789 East 16th street, northeast corner (Block 6799, Lots 48-50), Borough of Brooklyn, Alt. 2870-49.

722-49-A—F.D.—6-14 Bridge street, 22 Whitehall street, southwest corner and 13-23 Pearl street (Block 9, Lots 51, 52, 30, 31, 32 and 33), Borough of Manhattan, 53804-LF and Decision.

723-49-A—H.B.M.—1-7 Mitchell place, northeast corner of 1st avenue, (1st floor); (Block 1361, Lot 1), Borough of Manhattan, Amendment to Alt. 1936-45.

724-49-SA—Carlin Oil Burner, Model 400, Appliance.

725-49-SA—Saf-Aire Gas Fired Wall Furnace, Models 991-14 and 992-20, Appliance.

726-49-BZ—H.B.B.—3096-3104 Brighton 4th street, west side, 113.7 ft. south of Brighton Beach avenue (Block 7284, Lot 2067), Borough of Brooklyn, N.B. 164-49.

727-49-BZ—H.B.M.—1901 Amsterdam avenue, northeast corner of West 154th street, (Block 2068, Lot 46), Borough of Manhattan, Alt. 1497-49.

728-49-BZ—H.B.Q.—114-10 Farmers boulevard, block bounded by west side of Farmers boulevard, south side of Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens, N.B. 4715-49.

729-49-BZ—H.B.B.—676 (674 displayed) Rockaway avenue, west side, 270 ft. north of Livonia avenue (Block 3575, Lot 48), Borough of Brooklyn, N.B. 863-49.

730-49-A—F.D.—391 Pearl street, west side, 98 ft. south of Vanderwater street (ground floor); (Block 113, Lots 23, 24 and 25), Borough of Manhattan, 73556-LC and Decision.

731-49-A—H.B.Q.—84-21 Elmhurst avenue, north side, 149.89 ft. east of Broadway (Block 1518, Lot 76), Elmhurst, Borough of Queens, Alt. 2399-49.

732-49-A—H.B.Q.—41-02 28th avenue and 28-01 41st street, southeast corner, (Block 664, Lot 17), Long Island City, Borough of Queens, Alt. 1158-45.

733-49-SM—Aetna Hollow Steel One And One Half Hour Fire Door (1¾ inch thickness), manufactured by Aetna Steel Products Corp., Material.

734-49-BZ—H.B.Q.—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 11434, Lot 28, Blocks 11435, 11436, Lots 14, Block 11437, Lot 47, Block 11447, Lot 18, Block 11448, Lot 9, Blocks 11449, 11450, 11451, 11467, 11468, Lots 1), Ozone Park, Borough of Queens, N.B. 5336-49.

735-49-A—H.B.Q.—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 11434, Lot 28, Blocks 11435, 11436, Lots 14, Block 11437, Lot 47, Block 11447, Lot 18, Block 11448, Lot 9, Blocks 11449, 11450, 11451, 11467, 11468, Lot 1), Ozone Park, Borough of Queens, (under section 35, General City Law—re bed of mapped streets—86th to 90th streets and 153rd and 155th avenues) N.B. 5336-49.

736-49-BZ—H.B.Bx.—2151-2159 White Plains road, west side, 112.46 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx, Alt. 688-49.

737-49-BZ—H.B.Bx.—1967-1973 Westchester avenue, north side, 200 ft. west of Pugsley avenue (Block 3930, Lot 64), Borough of The Bronx, N.B. 807-49.

Restored to Docket

164-38-BZ—Vol. II—H.B.Q.—172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens, N.B. 4075-49.

299-44-A—Vol. II—H.B.Bx.—356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx, Alt. 633-49.

476-44-SM—U.S. Gypsum 2 inch Solid Long Length Rocklath and Plaster Partition, manufactured by United States Gypsum Company, Material.

548-48-BZ—Vol. II—H.B.M.—577-581 Grand street, south side, 76 ft. 1¾ inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan, N.B. 121-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A

CALENDAR

Last Publication in Bulletin

Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct.	25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materi- als, etc., Rules for Testing of ..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept.	6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Oct.	4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 25, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 25, 1949, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

33-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Land lieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 5th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

1-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee), to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more

than five motor vehicles; premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, lot 23), Borough of Manhattan.

92-49-A—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

193-49-BZ—Application, March 16, 1949, under section 21 of the zoning resolution, of Lama, Proskauer, & Prober, applicants, on behalf of Robert L. Meruk, owner, to permit in a Business use C area district, the extension of existing building (stores) using more than the area permitted; premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner, (Block 7558), Lot 35), Borough of Brooklyn.

194-49-A—1557-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (1st floor); (Block 7558, Lot 35), Borough of Brooklyn.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

46-49-BZ—Application, January 27, 1949, under section 7e of the zoning resolution, of Anita D. Littell, applicant, on behalf of Anita D. Littell and Polly D. Howard, owners, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office); premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

463-49-BZ—Application, June 6, 1949, under section 7h of the zoning resolution, of George J. Sole, applicant, on behalf of Henry Phipps Estates, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 41-55 Sutton Place, South, east side of Sutton Place South, block front between 54th and 55th streets (Block 1371, Lot 14), Borough of Manhattan.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5, 6), Borough of Manhattan.

336-49-BZ—Application, April 29, 1949, under section 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Ernest Fichtl, owner, to permit in a residence and business use district, the parking and storage of motor vehicles; premises 38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lot 421 and part of Lot 399), Little Neck, Borough of Queens.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel

CALENDAR

Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

607-49-BZ—Application, September 6, 1949, under sections 21 and 7h of the zoning resolution, of William M. Dowling, applicant, on behalf of Mowbray Realty Co., Inc., owner, (Terrace Management Corporation, lessee), to permit in a residence use E area district, the erection of more than one building on a lot, without the required side and rear yards and the parking and storage of motor vehicles on unbuilt upon portion of the plot; premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

608-49-A—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets).

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braustein, applicant, on behalf of Benjamin and Harry Neissloss, owners, to permit in a business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

1-49-BZ—Application, January 3, 1949, under sections 7e and 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Owen Feltz, owner, to permit in a residence use district, the erection and maintenance of a five car garage; premises 729 40th street (rear), north side, 200 ft. east of 7th avenue (Block 915, Lot 55), Borough of Brooklyn.

392-49-BZ—Application, April 28, 1949, under sections 7e and 7h of the zoning resolution, of William F. R. Ballard, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles and the change in occupancy of structure adjacent to heating plant storage to garage for storage of management motor vehicles and maintenance of same and also the storage of maintenance equipment; premises 177, 195, 213 Nagle avenue and 3716, 3732, 3758 and 3784 10th avenue, Blocks bounded by Dyckman street, Nagle avenue, 10th avenue and West 204th street (Block 2150, Lot 56 and Block 2216, Lot 1); Dyckman Houses, Borough of Manhattan.

389-29-BZ—Vol. IV—Application of Siegel and Green, on behalf of 2356 Concourse Realty Corp., owner, reopened July 6, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five-story and basement, new law tenement, (previously granted by the Board, to be used as an additional retail store); premises 2356 Grand Concourse, and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx.

632-49-BZ—Application, August 18, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Subert Realty Corp., owner, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessory sales; premises 351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

480-49-BZ—Application, June 2, 1949, under section 7h of the zoning resolution, of William H. Byrne, applicant, on behalf of Patrick R. O'Connor, owner, to permit in a residence use district, the parking and storage of more vehicles; premises 1568-1580 Purdy street, east side, 298 ft. north of St. Raymond avenue (Block 3948, Lot 70), Borough of The Bronx.

499-49-BZ—Application, June 28, 1949, under sections 7e and 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph Cetra, owner, (Reliable A. & G. Fuels, lessee), to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage for four fuel oil trucks; premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

597-49-BZ—Application, August 12, 1949, under sections 7e and 21 of the zoning resolution, of Joseph Platzker, applicant, on behalf of Fred F. French Operators, Inc., owner, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

120-16-BZ—Vol. II—Application of Hurley, Gray and Kearney, on behalf of Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee), reopened May 10, 1949 under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board); premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticinquo, owner, to per-

CALENDAR

mit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

71-49-A—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn.

193-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens, (under section 35, General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

869-48-SA—DeVilbiss Automotive Type Showroom Spraybooth (for painting automobiles).

555-49-SA—Kitchen-Aid Home Dishwasher Models KD-10 and KD-20.

563-49-SM—Capitol Three Hour Tin Clad Door.

408-49-SM—World Three Hour Hollow Metal Fire Door (panel and flush type).

469-49-SM—Triangle 1½ Hour Kalamein and Hollow Metal Door.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 25, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 25, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

542-49-A—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn.

561-49-A—997 Third avenue, east side, 60.3 ft. north of East 59th street (Block 1414, Lot 3), Borough of Manhattan.

506-49-A—63-08 39th avenue, south side, 65.33 ft. east of 53rd street (Block 1233, Lot 61), Woodside, Borough of Queens.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

533-49-A—124-132 White street, north side, 44.8 ft. west of Baxter street (Block 198, Lot 19), Borough of Manhattan.

549-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 127 Livingston street, north side, 89 ft. east of Red Hook lane (2nd floor); (Block 154, Lot 37), Borough of Brooklyn.

36-49-A—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn.

33-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

34-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

61-49-A—1361-61st street, north side, 180 ft. west of 4th avenue, (Block 5719, Lot 52), Borough of Brooklyn.

669-49-A—147-05 240th street, southeast corner 147th avenue, 240-08 147th avenue, south side 42.53 ft. east 240th street, 240-12 147th avenue, southside 85.06 ft. east 240th street, 240-16 147th avenue, southside 42.53 ft. west Edgewood street, 147-06 Edgewood street, southwest corner 147th avenue, (Block 13740, Lots 14, 16, 18, 20 and 22); 240-58 Edgewood street, northwest corner 147th avenue, 240-01 and 240-05 147th avenue, N.S. 140.41 ft. and 90.41 ft. west Edgewood street, 239-27 147th avenue, northside 180.41 ft. west Edgewood street, and 240-46 Edgewood street, southwest corner 147th avenue (Block 13539, Lots 40, 47, 48, 50 and 77), Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 1, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

477-48-BZ—Application of Lama, Proskauer and Prober, on behalf of Elias G. Arab, owner, reopened October 4, 1949, for consideration as to additional objections of Borough Superintendent—Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubricatorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

223-46-BZ—Application of Irrera and Luongo, on behalf of Fred C. and Augusta Dick, owners (Steinway Lumber Co., lessee), reopened October 4, 1949, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws; premises 40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

582-49-BZ—Application, August 2, 1949, under section 7h of the zoning resolution, of Street & Adikes, applicants, on behalf of Catherine Adikes, owner, to permit in a business and residence use district, the parking and storage of more than five motor vehicles; premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

464-49-BZ—Application, June 14, 1949, under sections 7f and 7i of the zoning resolution, of Burke, Morrison & Green, applicants, on behalf of Ryconmor Realty, Inc., owner, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, north west corner (Block 1330, Lot 34), Woodside, Borough of Queens.

546-49-BZ—Application, July 13, 1949, under sections 7b and 2l of the zoning resolution, of Kitzler & Nurick, applicants, on behalf of Joseph J. Fisher, owner, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area; premises 710-722 Parkside avenue, south side, 84 feet 6 inches east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, ap-

CALENDAR

plicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

385-49-BZ—Application, May 19, 1949, under sections 7c and 7i of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Kathryn G. Fitzpatrick, owner, to permit in a business use district, the reconstruction, re-arrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium; premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

589-49-BZ—Application, August 5, 1949, under sections 7i, 7A, 21 and 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charles W. Bast, owner, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than the area permitted, with entrances, signs and show windows more than the permitted distance from the intersection; premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

28-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Motorola New York, Inc., owner, reopened July 12, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy on first floor from factory use (previously granted by the Board) to stock room, radio repairing and the storage of eight motor vehicles used in the conduct of business; premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

159-48-BZ—Vol. II—Application of Robert T. Lyons, applicant on behalf of A. A. Lexington, Inc., owner, reopened June 1, 1949, under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse, (previously denied by the Board, for extension of garage use to first floor of storage warehouse); premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

315-49-BZ—Application, April 25, 1949, under sections 7e and 7h of the zoning resolution, of Henry Nordheim,

applicant, on behalf of Briceta Fasciglione, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2314-2318 Beaumont avenue, east side, 240 feet north of east 183rd street, (Block 3103, Lot 11), Borough of The Bronx.

365-49-BZ—Application, April 26, 1949, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober applicants, on behalf of Edgar E. Stewart, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted; premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

366-49-A—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; (under section 35, General City Law—re bed of mapped street—248th street).

377-49-BZ—Application, May 12, 1949 under section 7i of the zoning resolution, of Moritz Simon, applicant, on behalf of William Prezant and Jack Prezant, owners, to permit in a business use district, the addition of motor vehicle repair shop to existing automobile locksmith shop and office; premises 814-816 Bedford avenue and 486-492 Park avenue, southwest corner (Block 1900, Lots 32 and 33), Borough of Brooklyn.

601-49-BZ—Application, August 18, 1949, under section 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Malba Garden Homes, Inc., owner, to permit in a residence use district, the erection and maintenance of a commercial sign; premises 147-12 7th avenue, south side, 100 ft. east of 147th street (Block 4475, Lot 12), Whitestone, Borough of Queens.

635-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Di Camillo and Alicandri, applicants, on behalf of Carmelo Sgarlato, owner, to permit in a residence use district, the storage of fruit and two truck garage for a term of years; premises 78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

551-49-BZ—Application, July 12, 1949, under sections 7c and 7i of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Walter Dobler, owner, to permit on a plot located partly in a business and unrestricted use district, the additional use of motor vehicle repair shop on first story of a building occupied as a gasoline service station, lubrication, office, auto parts sale garage for more than five motor vehicles and factory; premises 88-02 to 88-08 102nd street and 100-26 to 100-36 88th avenue, southwest corner (Block 9286, Lot 61), Woodhaven, Borough of Queens.

537-49-BZ—Application, July 8, 1949, under sections 7c and 7i of the zoning resolution, of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner, to permit in a business use district, the extension of an existing building now used as a gasoline service station, office and accessory building, by enclosing the lubricating pits and providing space for storage, display and sale of merchandise and the additional use of motor vehicle repair shop; premises 1112 St. Nicholas avenue and 2-16 Audubon avenue, southerly intersection (Block 2124, Lot 1), Borough of Manhattan.

552-49-A—42-02 55th drive, south side, 57 ft. west of 43rd street, (Block 2520, Lot 60), Long Island City, Borough of Queens.

CALENDAR

818-47-A—Vol. II—600 West 59th street, block bounded by West 58th, West 59th streets, 11th and 12th avenues (Block 1106, Lot 1), Borough of Manhattan (reopened July 12, 1949).

190-47-SM—Detroit Steel Products Company's Fenestra Holorib Roof Deck (reopened October 11, 1949 re amendment of resolution to include use of material on roofs of Class I and Class II structures).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 1, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 9, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 9, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

803-26-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corporation, owner, reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station, (previously granted by the Board); premises 5262-5272 (5248-5258 displayed), Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, Part of Lot 20), Borough of Brooklyn.

877-39-BZ—Vol. IV—Application of L. J. Shapiro and G. A. Shapiro, applicants, on behalf of Hyman Kahn, Ella Kahn, Rose Kahn, Cyril Kahn and Harold Kahn, owners, reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location), and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolution; premises 1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to

permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

411-45-BZ—Vol. II—Application of Adolph Goldberg, applicant, on behalf of Evanmac Realty Corporation, owner, reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot; premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

641-19-BZ—Vol. II—Application of Martin Lubash, applicant on behalf of Queens Vehicle Corporation, owner, reopened September 13, 1949, under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing garage (Lot 17) for more than five motor vehicles, automobile showroom and motor vehicle repair shop (previously granted by the Board) and the proposed openings of wall to adjoining storage garage and motor vehicle repair shop (Lot 21); premises 153-12 and 153-18 Hillside avenue, south side, 100 ft. and 175 ft. east of 153rd street (Block 9763, Lot 17 and 21), Jamaica, Borough of Queens.

631-49-A—153-18 Hillside, south side, 175 ft. east of 153rd street (Block 9763, Lot 21), Jamaica, Borough of Queens.

1087-24-BZ—Vol. II—Application of Herman Kron, applicant on behalf of Adshein Realty Corporation, owner, reopened December 21, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from storage of plumbing supplies and factory (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop (originally granted by the Board); premises 1680 Jerome avenue, east side, 50 ft. south of Clifford Place (Block 2848, Lot 12), Borough of The Bronx.

CALENDAR

186-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

187-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 200th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

358-49-BZ—Application, May 10, 1949, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of James and Frank Gatti, owners, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted; premises 1406-1408 West 5th street, west side 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

609-49-BZ—Application, August 25, 1949, under sections 7f and 7A of the zoning resolution of A. H. Salkowitz, applicant, on behalf of Reliable Corporation, owner, to permit in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection; premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

429-49-BZ—Application, June 2, 1949, under section 7e of the zoning resolution of Herman Kron, applicant, on behalf of 38 West 59, Incorporated, owner, to permit in a residence use district, the change in occupancy of first story apartment to a business use (store); premises 38 Central Park South, south side, 245 ft. west of 5th avenue (Block 1274, Lot 64), Borough of Manhattan.

594-49-BZ—Application, August 10, 1949, under sections 7e, 7f and 21 of the zoning resolution, of George P. Ames, applicant, on behalf of Irene Alexander, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, brake, carburetor, tire sales and service, auto washing and parts sales; premises 25-46 Bayside Lane and 166-04 25th Drive, southwest corner (Block 4916, Lot 40), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 9, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

195-49-A—Vol. II—45-56 Court Street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floors); (Block 265, Lot 50), Borough of Brooklyn, (reopened September 13, 1949).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 15, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inzerro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

470-49-SA—Otis Elevator Company Elevator Hoistway Doors and Entrances, Swinging and Single Slide Two-Speed and Center Opening.

970-48-SM—Anderson Carbonator Safety Valve.

505-49-SA—Byron-Jackson Company Deep Well Type Stripping Pump, Model 10-LS 2-K.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 15, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

CALENDAR

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Laina, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

716-49-A—89-01 to 89-10 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens. (Under section 35, General City Law—re bed of mapped street — proposed widening of Parsons boulevard).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

583-49-A—398 Beach 25th street, southwest corner of Deerfield road, (Block 269, Lot 7), Far Rockaway, Bor-

ough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 29, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 1949, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 4, 1949, were approved, as printed in the Bulletin of October 11, 1949, Vol. 34, No. 41

ZONING APPLICATIONS

803-26-BZ—Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.

SUBJECT—Application (re decision of the borough superintendent), reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubricatorium and auto laundry to existing gasoline selling station (previously granted by the Board).

PREMISES AFFECTED — 5262-5272 Kings Highway (5248-5258 displayed), west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

324-29-BZ—Vol. II

APPLICANT—George P. Ames, for May R. Hamilton, owner (Joseph C. Gessner, lessee).

SUBJECT—Application (re decision of the borough superintendent), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories.

PREMISES AFFECTED — 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames, Joseph C. Gessner, Alfred H. Gessner and John A. Bensel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

877-39-BZ—Vol. IV

APPLICANT—L. J. and G. A. Shapiro, for Hyman, Ella, Rose, Cyril and Harold Kahn, owners.

SUBJECT—Application (re decision of the borough superintendent), reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location) and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building in place of three entrances as provided by previous resolutions.

PREMISES AFFECTED—1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leon J. Shapiro, Sidney H. Kitzler, Hyman Kahn and Caesar A. Cirigliano.

For Opposition: Annette Macri, Louise Sormani, Rose Materdomini, A. Ferraris, Tony Calabrese, Angelina Paolantonio, Rose Gioscia and Angelina Colelli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

411-45-BZ—Vol. II

APPLICANT—Adolph Goldberg, for Evanmac Realty Corporation, owner.

SUBJECT—Application (re decision of the borough superintendent) reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot.

PREMISES AFFECTED—894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Maxwell G. Ingerman.

For Opposition: Rev. B. J. Loewry and Frank E. Davis.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

298-48-BZ

APPLICANT — Irving M. Fenichel, for Dorian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the extension to existing wet wash laundry.

PREMISES AFFECTED — 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay Road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rubin E. Parker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 a.m. at request of the applicant's representative.

321-49-BZ

APPLICANT — Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: Anthony F. Corriero.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

361-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Frel Properties, Inc. and Harry Fink, owners (Harry Fink, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 25, 1949 at 10 a.m., applicant to furnish information requested as to land fill.

362-49-BZ

APPLICANT—Lama, Proskauer and Prober, for D.M.D. Building Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—255-24 to 255-36 Horace Harding boulevard, east side, 72 ft. south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 a.m., at the request of the Board.

380-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Elizabeth Raff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—109-02 to 109-04 Queens boulevard, and 108-24 to 108-34 72nd avenue, southeast

MINUTES

corner (Block 3258, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John F. Fitzsimons, Eugene E. Ostrow and Leo B. Mark.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 a.m.; applicant to file new affidavit of ownership and to notify property owners, in accordance with the regular procedure.

434-49-BZ

APPLICANT—M. Martin Elkind for Ann Stein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted.

PREMISES AFFECTED—149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: Alvin Diamond.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

512-49-BZ

APPLICANT—William A. Giesen, for Graycliff Realty Corporation, owner (Rudack Pontiac Sales and Service Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7c and 7h of the zoning resolution to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles.

PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Giesen, George J. Rusciano, Mihran H. Salibian and Rudie M. Rudack.

For Opposition: Louis Libert, Helen Salzberg and Robert L. Flanagan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

383-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner (Cities Service Oil Company, lessee).

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include retail sales, motor vehicle repair shop, lubricatorium and auto laundry.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston Post road (Block 4515, part of Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Building and John J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

418-49-BZ

APPLICANT—Simeon Heller, for S. K. Lawrence & Ella Waller, owners (Professional Telephone Service, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of one apartment on second floor, to private telephone exchange.

PREMISES AFFECTED—42-29 Judge street, east side, 245 ft. north of Elmhurst avenue (Block 1516, Lot 49), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and J. F. Welch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (418-49-BZ)

WHEREAS, Simeon Heller, for S. K. Lawrence and Ella Waller, owners; Professional Telephone Service, Inc., lessee, filed May 27, 1949, an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of one apartment on the second floor to private telephone exchange, affecting premises 42-29 Judge street, east side, 245 feet north of Elmhurst avenue, (Block 1516, Lot 49), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 27, 1949, after due notice by publication in the Bulletin, and laid over to October 18, 1949, at the request of the applicant, for the owner to be present; and

WHEREAS, the district maps accompanying the zoning resolution show that Judge street, Ithaca Street, Elmhurst avenue and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1949, acting on Alt. Applic. 1277-1949, reads:

"1.N. The use of 2 rooms in a 4 room apartment, Class A multiple dwelling, located on the 2nd floor, for a professional telephone service is contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. front by 100 ft. in depth, on which is located a building 75 ft. front by 87 ft. in depth, 6 stories, 62 ft. in height, of Class 3 construction, presently used as a multiple dwelling, for which Certificate of Occupancy No. 42875/30 (N.B. 6972/28) was issued; that it is proposed to maintain a private telephone exchange on the 2nd floor, in apartment 2-E; that it is proposed to employ four operators working in various shifts, giving 24 hour service to professional men, particularly doctors in the area; and

WHEREAS, the applicant contends that for several years, Apartment 2-E on the 2nd floor has been used as a professional telephone service for doctors in the immediate neighborhood; that service of this type must be located in the immediate neighborhood of the Telephone Company's ex-

MINUTES

change from which they receive their service and also in close proximity to the doctors they serve; that as there are no commercial buildings available in the vicinity, this service must be located in a residence zone; that no additional hazard is created in the building, as there is a maximum of four operators working at the switchboard and no one else has any occasion to use the premises; that the use is similar to a telephone exchange building, except that the area use and number of persons employed are so small that no greater use or occupancy exists than if the apartment were used for ordinary living quarters; that the discontinuance of the operation of this service at this location will work a hardship on the doctors using it, as it will leave them without 24-hour emergency telephone facilities; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of two (2) years, to permit the continuance of the use of the apartment for a private telephone exchange as proposed and as indicated on plans filed with this application marked "Received May 27, 1949," two sheets, *on condition* that the window in the switchboard room facing easterly shall be kept closed and locked at all times and the shades shall be drawn at night; that there shall be no sign or other indication on or in the building of such use of the premises; that in all other respects, the premises shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

513-49-A

APPLICANT—William A. Glesen, for Graycliff Realty Corporation, owner (Rudack Pontiac Sales and Service Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Giesen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 a.m. for inspection and decision without further argument.

568-49-A

APPLICANT — Irving M. Fenichel, for Dorian Realty Corp., owner (Brighton Laundry Co. Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 2845-2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rubin E. Parker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 a.m. at request of the applicant's representative.

APPLIANCE AND MATERIALS SUBMITTED FOR APPROVAL

345-44-SA

APPLICANT—Reliable Products Manufacturing Co., Inc., owner.

SUBJECT—Reliable Heat Exchanger (reopened May 17, 1949—re amendment of resolution).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (345-44-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1949

Re: Cal. 345-44-SA

Subject: Reliable Heat Exchanger, Amendment to Resolution.

The Board of Standards and Appeals on October 31, 1944 approved the Reliable Heat Exchanger and on May 7, 1946 amended the resolution to include approval of Type U, Type B, Type BU and Type C, the heat transfer medium being water. Request is now made for an amendment of the resolution to permit the use of synthetic inorganic chemical with a flash point of 275° F. The application was reopened May 17, 1949 by vote of the Board.

Description

The proposed synthetic inorganic chemical is a glycol compound or its equivalent which does not expand under heat until it reaches 575° F.

Inspection and Test

The chemical used has been investigated by the Committee on Test and the Committee considers that it may be safely used in this appliance when the safeguards as set forth in the resolution of the Board are maintained. Present at the investigation were Comm. Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and N. A. Arvins representing the applicant.

Recommendation

On the basis of the investigation the Committee on Test recommends the amendment of the resolution of October 31, 1944 and May 7, 1946 so that water or a synthetic chemical of the glycol group may be used as the heat transfer agency.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does amend the resolutions of October 31, 1944 and May 7, 1946, in accordance with the above report.

658-45-SM

APPLICANT — Wheeling Corrugating Co., Agent for Wheeling Steel Corp., owner.

SUBJECT—Wheeling Tri-Rib Roof Deck and Accessories, approval of.

APPEARANCES—

For Applicant: Earle S. Slaughenhaupt and John H. Ellerbusch.

MINUTES

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION (658-45-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 21, 1949

Re: Cal. 658-45-SM

Subject: Wheeling Tri-Rib Roof Deck and Accessories, approval of.

The Wheeling Corrugating Company, Wheeling, West Virginia, filed October 31, 1945, an application with the Board of Standards and Appeals for approval of the material known as Wheeling Tri-Rib Roof Deck for use as a roof deck under the provisions of C26-347.0, Administrative Building Code and for use as a siding material in classes of construction as is provided under C26-241.0 and C26-243.0, Administrative Building Code.

Purpose

This material is to be used as a roofing and siding material.

Description

This material is manufactured by the applicant at their plant located in Wheeling, West Virginia from Cop-R-Log Steel (trade name for copper bearing steel of the Wheeling Steel Corp.) and complying with the requirements of Sect. C26-322.0 in gauges of No. 18, 20 and 22 U. S. Gauge. The material is cold formed into what appears to be three sections but which are actually one unit. The ribs are formed into the plates 6 inches on center to a depth of $1\frac{1}{2}$ in., $1\frac{3}{4}$ in., 2 in., and $2\frac{1}{2}$ in. The base of the ribs is $\frac{1}{4}$ in. across. These ribs are flared at one end in order to permit nesting of the units. An interlock between units is developed by having a straight flange on one side that fits into a receiving channel flange on the other side. The units are made in widths of 18 inches and in lengths up to 22 ft. 6 inches. Each deck sheet receives one standard factory baked-on coat of paint after fabrication.

The erection of this material on welded jobs shall be as follows: All Steel roof deck sheets shall be attached to purlins by means of electric arc welding. One $\frac{1}{8}$ in. fillet weld; $\frac{3}{4}$ in. long shall be provided at each purlin at the side of each deck sheet. Wherever end laps occur, the upper deck sheet shall be welded to the lower deck sheet at the side of each deck sheet.

Side laps shall be fastened together by electric arc welding, one weld to be used on spans up to 5 ft. - 0 in., and two welds to be used on spans exceeding 5 ft. - 0 in.

Inspection and Test

The plant of the applicant, at Wheeling, West Virginia, was inspected by Commissioner E. W. Kleinert, and J. A. Darts, Engineering Division, Committee on Test and Mr. E. S. Slaughenhaupt, representing the applicant. Samples of the roof deck were identified and marked. Load tests, in accordance with the requirements of C26-626.0 were conducted at the New York Testing Laboratories in the presence of Comm. C. M. Blum, Chief Engineer, L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs E. S. Slaughenhaupt and L. McSteenrod, of the Wheeling Corrugating Company.

Results of the tests are as follows:

1. Tri-Rib Roof Deck;— $1\frac{1}{2}$ inches deep; 18 gauge; 6' - 0" span 3' - 6" wide.
Total Load applied (includes loading table) = 4707 lbs.
Area = 6' - 0" x 3' - 6" = 21 sq. ft.
Pounds per sq. ft. = $4707 \div 21 = 224.0$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.

$224.0 \div 4 = 56$ pounds per sq. ft.
Deflection = $1\frac{7}{8}$ ";—Permanent Set = $1\frac{1}{8}$ ".

2. Tri-Rib Roof Deck;— $1\frac{1}{2}$ inches deep; 20 gauge 5' - 3" span. 3' - 6" wide.
Total Load applied (includes loading table) = 3807 lbs.
Area = 5' - 3" x 3' - 6" = 18.375 sq. ft.
Pounds per sq. ft. = $3807 \div 18.375 = 207.0$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $207.0 \div 4 = 51.75$ lbs. sq. ft.
Deflection = $15/16$ ";—Permanent set = $5/8$ ".
3. Tri-Rib Roof Deck;— $1\frac{1}{2}$ inches deep; 22 gauge, 4' - 9" span. 3' - 6" wide.
Total Load applied (includes loading table) = 3262 lbs.
Area = 4' - 9" x 3' - 6" = 16.625 sq. ft.
Pounds per sq. ft. = $3262 \div 16.625 = 196.0$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.
 $196.0 \div 4 = 49$ lbs. sq. ft.
Deflection = $1\frac{1}{16}$ "—Permanent Set = $9/16$ ".
4. Tri-Rib Roof Deck;— $1\frac{3}{4}$ inches deep #18 gauge, 7' - 0" span. 3' - 6" wide.
Total Load Applied (includes loading table) = 5007 lbs.
Area = 24.5 sq. ft.
Pounds per sq. ft. = $5007 \div 24.5 = 204.5$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $204.5 \div 4 = 51.1$ lbs. sq. ft.
Deflection = 2";—Permanent Set = 1".
5. Tri-Rib Roof Deck— $1\frac{3}{4}$ inches deep, 20 gauge, 6' - 0" span. 3' - 6" wide.
Total Load Applied (includes loading table) = 4217 lbs.
Area 6' - 0" x 3' - 6" = 21 sq. ft.
Pounds per sq. ft. = $4217 \div 21 = 201.0$ lbs.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $201.0 \div 4 = 50.0$ lbs. sq. ft.
Deflection = $1\frac{13}{16}$ ";—Permanent Set = $1\frac{1}{8}$ ".
6. Tri-Rib Roof Deck;— $1\frac{3}{4}$ inches deep; 22 gauge; 5' - 6" span 3' - 6" wide.
Total Load Applied (includes loading table) = 4147 lbs.
Area = 5' - 6" x 3' - 6" = 19.25 sq. ft.
Pounds per sq. ft. = $4147 \div 19.25 = 215$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $215.0 \div 4 = 53.75$ lbs. sq. ft.
Deflection = $17/16$ ";—Permanent Set = $7/8$ ".
7. Tri-Rib Roof Deck;—2 inches deep; 18 gauge; 8' - 0" span 3' - 6" wide.
Total Load Applied (includes loading table) = 5417 lbs.
Area = 8' - 0" x 3' - 6" = 28 sq. ft.
Pounds per sq. ft. = $5417 \div 28 = 193.0$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $193 \div 4 = 48.25$ lbs. sq. ft.
Deflection = $23/16$ ";—Permanent Set = 1".
8. Tri-Rib Roof Deck;—2 inches deep, 20 gauge, 6' - 9" span 3' - 6" wide.
Total Load Applied (includes loading table)—4067 lbs.
Area = 6' - 9" x 3' - 6" = 23.625 sq. ft.
Pounds per sq. ft. = 172.0 lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $172 \div 4 = 43$ lbs. sq. ft.
Deflection = $13/4$ ";—Permanent Set = $1\frac{1}{16}$ ".
9. Tri-Rib Roof Deck;— $2\frac{1}{2}$ inches deep, 18 gauge, 9' - 6" span 3' - 6" wide.
Total Load Applied (includes loading table) = 5807 lbs.
Area = 9' - 6" x 3' - 6" = 33.33 sq. ft.
Pounds per sq. ft. = $5807 \div 33.33 = 175$ lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.0.
 $175.0 \div 4 = 43.75$ lbs. sq. ft.
Deflection = $25/8$ ";—Permanent Set = $1\frac{5}{16}$ ".

MINUTES

10. Tri-Rib Roof Deck;—2½ inches deep, 20 gauge, 8' - 4" span 3' - 6" wide.
Total Load Applied (includes loading table) = 4187 lbs.
Area = 8' - 4" x 3' - 6" = 29.166 sq. ft.
Pounds per sq. ft. = 4187 ÷ 29.166 = 143.5 lbs. sq. ft.
Safe uniformly Distributed Carrying Capacity in accordance with the requirements of C26-626.
143.5 ÷ 4 = 35.9 lbs. sq. ft.
Deflection = 1 11/16";—Permanent Set = ¾".

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Wheeling Tri-Rib Roof Deck under the provisions of C26-191.0 for use under C26-347.0 as roof decking with the following limitations as to span.

Tri-Rib Roof Deck—1½" deep.
#18 gauge—6' - 0" span.
20 gauge—5' - 3" span.
22 gauge—4' - 9" span.

Tri-Rib Roof Deck—1¾" deep.
#18 gauge—7' - 0" span.
20 gauge—6' - 0" span.
22 gauge—5' - 6" span.

Tri-Rib Roof Deck—2" deep.
#18 gauge—8' - 0" span.
20 gauge—6' - 9" span.

Tri-Rib Roof Deck—2½" deep.
#18 gauge—9' - 6" span.

The above mentioned spans are center to center of supports.

The Tri-Rib Roof Deck—2½" deep #20 gauge, 8' - 4" span having carried a safe uniformly distributed load as noted above of 35.9 lbs. sq. ft., the Committee on Test recommends that this depth, gauge and span be limited to installations where the rise of the roof is between three inches and twelve inches per foot and the required live load is 30 lbs. per sq. ft., and not to be used where the roof has a rise of three inches or less per foot of horizontal projection.

The Committee further recommends that the Wheeling Tri-Rib Roof Deck be approved for use as siding for Class V Buildings as vertical spans with spans as noted above for horizontal spans.

The Committee further recommends the permitting use of Wheeling Tri-Rib Roof Deck units without fire protection to steel roofing on roofs of Class I, Class II structure where protection is omitted from trusses as provided under C26-618.0.

The Committee further recommends that the bearing on supporting steel shall not be less than 2 inches and each unit shall bear on at least two supports. Each unit shall be welded to the supporting steel as described herein and all welds to comply with the Fusion Welding Rules of the Board and shall be protected with a sealing coat of paint. Where there is any damage to the painted surface after erection such surfaces shall be painted with a coat of asphalt base paint.

Any opening in the roof construction greater than 2 square feet must be reinforced with compensating steel in accordance with the requirements of C26-628.0.

All decking when shipped in bundles be labeled or tagged, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 658-45-SM" or in lieu thereof when shipped in bulk each bill of lading, bill of material, proposal and invoice shall be similarly stamped.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

204-49-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Porete and Poretherm Lightweight Concrete, approval of.

APPEARANCES—

For Applicant: Ernest Walter.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinea..... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (204-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 22, 1949.

Re: Cal. 204-49-SM.

Subject: Porete & Poretherm Light Weight Concrete, approval of.

The Porete Manufacturing Company of North Arlington, N. J. filed March 10, 1949, an application with the Board of Standards and Appeals for approval of Porete and Poretherm Light-Weight Concrete under the provisions of C26-178.0.b.

Purpose

The purpose of this material is to act as light-weight concrete roof or floor slab.

Description

These roof and floor slabs are made in two ways "poured in the field" and "precast." The "poured in the field" is made of either Poretherm or Porete Light Weight concrete and the precast is made of Porete Light Weight concrete.

Poretherm is cellular concrete weighing 30 lbs. per cu. ft. This material has been approved for filler blocks and blanket insulation under Board of Standards and Appeals No. 375-48-SM. To make one cu. yd. of Poretherm the following materials have to be used:

7 bags of Portland cement
14 lbs. of calcium chloride
12 cu. ft. of foam
40 gallons of water

The foam shall be made with a special foam compound which is 16% of solid matter and 84% of water. All these materials are mixed in a concrete mixer to a creamy consistency and poured over the asbestos cement board to a 3" thickness. After the material is set it makes a roof construction with good heat insulating qualities.

1-B—Porete is a cellular concrete weighing 78 lbs. per cu. ft. To make one cu. yd. of Porete the following materials have to be used:

6½ bags of cement
24 cu. ft. of hard coal steam cinders screened through a ¾" mesh
13 lbs. of calcium chloride
2 lbs. of Foaming Compound

These materials are mixed in an ordinary concrete mixer until a weight of about 78 lbs. per cu. ft. is obtained.

This Porete is similar to the one of which the T & G Porete Planks are made, which were approved by the Board of Standards and Appeals under Cal. 1507-39-SM.

Poured in the field Porete roof slabs consist of 3/16" Asbestos cement board used as the form, left in place, and 1½" Porete; total thickness 1-11/16". The purlins and the joists shall be set the same as under #1-A with an open spacing of not more than 23½". A 1½" thickness of Porete weighing 78 lbs. per cu. ft. is poured in the field on top and

MINUTES

over the asbestos cement boards. The Porete makes a bond with these boards so that both form a structural slab.

2-A—Precast Roof and Floor Slabs consist of 3/16" Asbestos cement Board and 1" Porete; total thickness, 1-3/16". These slabs are made 24" wide and up to 84" long to be used on joists or purlins on not more than 32" centers. The asbestos cement boards are painted on one side with one coat of Porweld.

Porweld is a Latex product not affected by moisture. The same Porete mixture as under 1-A is poured to a depth of 1" over the asbestos cement boards which are set up on edge. The purpose of the Porweld coating is to provide an additional bond and to prevent the loosening of the Asbestos Cement Boards from the Porete due to rough handling and also due to nails which may be driven into and through the whole slab.

After the slabs have been cast, they shall be cured for not less than ten days. When they are erected over the steel, they shall be secured to each purlin with suitable steel clips the same as ordinary concrete slabs.

Inspection and Test

These slabs were inspected and tested at Princeton University on May 9, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts of the Committee on Test, Prof. R. S. Rowe of the University, J. M. Russell, Deputy Building Inspection Dept. of Public Works, Baltimore; D. H. Crater and W. S. Martin represented the applicant.

The tests were conducted in accordance with the requirements of C26-626.0. The results of the tests were as follows:

"Poured in Field"

1—3" Poretherm Concrete, 30 lbs. cu. ft. on 3/16" asbestos cement board. Total thickness—3-3/16".

Average of 3 tests ult. load 1846 3rd pt. loading or 440 lbs. sq. ft. safe load 110 lbs. sq. ft.

Average deflection at ultimate load — .04 in.

2—1½" Porete Concrete 78 lbs. cu. ft. on 3/16" asbestos cement Board. Total thickness 1-11/16".

Average of 3 tests ultimate load 4467

3rd point loading or 1030 lbs. sq. ft.

Safe load 260 lbs. sq. ft.

Average deflection — .2½ in.

Precast Porete Asbestos Board—

Ultimate load average of 3 tests 1595 lbs. or 319 lbs. sq. ft. Safe load 80 lbs. sq. ft. Total thickness 1-3/16"

Deflection — 0.16 in.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval for use in New York City of 3-inch Poretherm Concrete Slabs on 24-inch clear span for a liveload of 115 lbs. per sq. ft. and 1½ in. Porete Concrete Slabs on 24 inch clear span for a liveload of 260 lbs. per sq. ft. and for Precast 1" Porete concrete on 3/16 asbestos cement board for a liveload of 80 lbs. per sq. ft. on a 32" span; that the committee further recommends that this material may be used without fire protection to steel roofing on roof of Class I and Class II structures where protection is omitted from trusses as provided under C26-618 Administrative Building Code, provided each shipment of slabs shall bear a label or tag, reading: "Approved by the Board of Standards and Appeals for use in New York City, under Cal. 204-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby *approve* this material in accordance with the above report.

350-49-SM

APPLICANT—Brainard Steel Company, owner.

SUBJECT—Brite Lite Areawalls, approval of.

APPEARANCES—

For Applicant: L. K. Whitcomb.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (350-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 21, 1949.

Re: Cal. 350-49-SM

Subject: Brite Lite Areawalls; approval of.

Brainard Steel Corp. Warren, Ohio, filed May 5, 1949 an application with the Board of Standards and Appeals for approval of the material known as Brite Lite Areawalls under the provisions of C26-178.0 and C26-16 Administrative Building Code.

Purpose

This material is to be used as a substitute for masonry window wells.

Description

Brainard Steel Areaway walls are made in two types: straight areaway walls with rounded corners and straight front and used where the yard space is limited and the round type areaway wall, semi-circular in shape, providing larger wall space and greater light and used where projection into a yard is not a factor.

The Areaway walls are made from Cop-R-Loy steel coated with galvanizing by the hot-dip process and providing a coating of pure zinc averaging 2 oz. per sq. ft. of exposed surface, in sizes and dimensions as follows:

Round Type

Number	Width	Projection	Gauge	Wt. Per (Ft. of Ht.)
R-3114	2' 7"	1' 2"	16	14 lbs.
R-3518	2' 11"	1' 6"	16	16 lbs.
R-3720	3' 1"	1' 8"	16	17 lbs.
R-4020	3' 4"	1' 8"	16	18 lbs.
R-4620	3' 10"	1' 8"	16	19 lbs.
R-5520	4' 7"	1' 8"	16	20 lbs.
R-5920	4' 11"	1' 8"	14	26 lbs.
R-6724	5' 7"	2' 0"	14	30 lbs.
R-7130	5' 11"	2' 6"	14	34 lbs.

Straight Type

Number	Width	Projection	Gauge	Wt. Per (Ft. of Ht.)
S-3112	2' 7"	1' 0"	16	13 lbs.
S-3512	2' 11"	1' 0"	16	14 lbs.
S-3712	3' 1"	1' 0"	16	14 lbs.
S-4014	3' 4"	1' 2"	16	16 lbs.
S-4618	3' 10"	1' 6"	16	18 lbs.
S-5518	4' 7"	1' 6"	16	21 lbs.
S-5918	4' 11"	1' 6"	14	27 lbs.
S-6718	5' 7"	1' 6"	14	29 lbs.
S-7120	5' 11"	1' 8"	14	31 lbs.
S-7920	6' 7"	1' 8"	14	34 lbs.
S-9120	7' 7"	1' 8"	14	37 lbs.

MINUTES

Samples of both the straight and round type areaway walls were submitted to test at the Pittsburgh Laboratories, Laboratory No. 396307 File 6409.8, with details and results of tests as follows

Four specimens designated as Brainard Brite Lite Corrugated 16 ga. Galvanized Steel Areawalls with 2½" Corrugations were submitted for physical test to determine their resistance to a horizontal thrust and the weight of the zinc coating.

The specimens were numbered R-3518-24, R-4020-24, S-3512-24, S-4014-24, and R-35-18-24—R4020-24 were of the Round type and S-3512-24, S-4014-24 were of the Straight type. All specimens were approximately 2 feet high. The top edge of each of the specimens was rolled. The ends of each specimen were turned out and perforated for nailing. All specimens were corrugated with the corrugations running lengthwise. Each of the specimens were fastened to wood planks with 5/16" x 1½" lag screws, which were approved by the client. Each specimen was placed in a box of sand approximately 6 feet long by 2 feet wide and 2 feet deep, with the curved or "outside" of the wall down and the planked side up. The specimens were embedded in the sand to a depth placed the planked side approximately 6 inches above the level of the sand before the load was applied. Two I-beams were placed upon the planks. The load was applied at the center of the I-beams and thus to the center of the specimen. This arrangement simulated as near as possible the actual loading conditions that would result from earth crowding against the wall. The amount of deflection that took place at different loadings was measured by a dial type gauge (reading to 0.001 inches) that was placed between the center of the wall and the under side of the planks.

Table I gives the amount of deflection produced by a given load on each specimen.

Table II is a summary of the calculated yield load, the maximum load, and the type and location of failure of each specimen.

Table III gives the average thickness including the coating, for each specimen and the coating thickness determined by stripping, ounces per square foot.

TABLE I

Load Test on Areawalls

Load in Pounds	Deflection in inches for Specimens			
	R-3518-24	R-4020-24	S-3512-24	S-4014-24
550	0.000	0.000	0.000	0.000
1,000	0.005	0.005	0.012	0.015
2,000	0.025	0.029	0.049	0.040
3,000	0.044	0.064	0.088	0.059
4,000	0.070	0.094	0.128	0.099
5,000	0.085	0.130	0.165	0.147
6,000	0.109	0.171	0.211	0.189
7,000	0.135	0.207	0.258	0.231
8,000	0.159	0.249	0.314	0.275
9,000	0.181	0.291	0.375	0.317
10,000	0.201	0.336	0.446	0.365
10,000*	0.205	0.340	0.461	0.378
11,000	0.219	0.385	0.543	0.418
11,000*	0.227	0.390	0.563	0.432
12,000	0.242	0.432	0.663	0.475
12,000*	0.251	0.436	0.685	0.491
13,000	0.264	0.488	0.815	0.533
13,000*	0.278	0.493	0.844	0.562
14,000	0.293	0.533	1.009	0.634
14,000*	0.304	0.548	1.076	0.659
14,400			1.422	
14,400*			1.651	
15,000	0.327	0.601		0.774
15,000*	0.340	0.617		0.800
16,000	0.370	0.691		0.913

16,000*	0.383	0.706		0.948
16,500				1.032
16,500*				1.199
17,000	0.412	0.804		
17,000*	0.428	0.827		
17,900		1.143		
18,000	0.486			
18,000*	0.504			
19,000	0.583			
19,000*	0.597			
19,450	0.738			
Readings taken after maximum load had been passed				
13,750			1.758	
16,200				1.378
18,650	0.891			
18,250	0.964			
550	0.751	0.892	1.448	1.089
				Permanent Set

* Three minutes elapsed time between readings.

TABLE II

Summary of Load Tests
On Corrugated Areaways

Specimen Number	Yield Strength*	Maximum Load	Type of Failure and Location
	in Pounds	in Pounds	
R-3518-24	18,400	19,450	Buckled 4" from flange.
R-4020-24	17,150	17,900	Buckled 4" from flange.
S-3512-24	13,600	14,400	Buckled 4" from flange and at center of wall.
S-4014-24	15,400	16,500	Buckled 4" from flange and at center of wall.

* Determination of Yield Point: These walls did not show a well defined yield point. The load at which the deflection was increasing four times as fast as at the early part of the test is reported as the yield strength. It represents approximately the load at which damage began.

TABLE III

Specimen Number	Average thickness of specimen Over Coating in Inches	Thickness of Coating determined by stripping—Ounces per square foot of sheet
R-3518-24	0.673	2.00
S-4014-24	0.683	2.01

Recommendation

On the basis of the foregoing data, the Committee on Tests recommends the approval under C26-191.0.a of the Brite Lite Areawalls as manufactured by the Brainard Steel Corporation, Warren, Ohio, for use only within the building line and limited to one and two family residence structures in sizes as provided herein and with galvanizing of not less than 2 oz. per sq. ft. It is further recommended that each areaway wall be stamped or labeled, reading as follows: "Approved for use in New York City by the Board of Standards and Appeals under Cal. 350-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

MINUTES

438-49-SM

APPLICANT—Magic Mirror Associates, Inc., owner.
SUBJECT—Magic Mirror Door Detective—Classic—
Futura—Door Knocker, approval of.

APPEARANCES—
For Applicant: Allen Bloom.
ACTION OF BOARD—Material approved in accordance
with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (438-49-SM)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST
July 7, 1949

Re: Cal. 438-49-SM.
Subject: Magic Mirror Door Detective, Models: Classic,
Futura, and Door Knocker, approval of.
The Magic Mirror Associates, Incorporated, New York,
filed June 7, 1949, an application with the Board of Stand-
ards and Appeals for approval of the Magic Mirror Door
Detective, Models: Classic, Futura, and Door Knocker,
under the provisions of C26-178.0, Administrative Building
Code and the Rules of the Board of Standards and Appeals
for the Inspection of Approved Opening Protective As-
sembly adopted under Cal. 1139-39-SR.

Purpose

This appliance is for voluntary installation in a door in
order to permit the occupant of the dwelling to observe the
visitor on the outside and at the same time the visitor is
unable to view the occupant of the dwelling due to the
composition of the mirror.

Description

The door wicket comprises a ring shaped mirror support
having a panel into which the name of the occupant may
be inserted. The mirror support is provided with an an-
nular flange that extends through an opening in the door.
At its inner rear edge, the flange is provided with a pe-
ripheral groove in which the transparent mirror is mounted.
The mirror is so mounted that its coated area is to the
front. The mirror is held in place in the support by means
of a pair of pins that extend into the flange of the support
and are provided with washers that bear against the pe-
riphery of the back face of the mirror.
In order to reduce the light intensity at the back face of
the mirror, a hemispherical light shield is provided having
a rim which is fixed to the mirror support by means of
screws. This shield is provided with an eyehole and a
movable cover plate that is shaped to conform to the con-
tour with the contour of the shield and is pivotally mounted
on the shield by means of rivets. The construction is such
that the cover plate may be pivoted about the rivets so as
to open or close the eye-hole.
The cover plate may be opened or closed by means of a
hollow knurled knob and a latch is provided for latching
the cover plate in an open or closed position. The hollow
knob is integral with a sleeve having an extension of re-
duced diameter that extends into enlarged end of a slot in
the shield and abuts the outer surface of the cover plate.
Located within the sleeve and knob is a post, the inner
end of which extends through the cover plate and is fixed
to the cover plate by means of a peevd end. At the outer
end the post is capped with a cap of greater diameter than
the post. The sleeve is provided with a shoulder and a
helical spring is mounted between the post and the sleeve
so that it bears against the cap and the shoulder. This

construction is such that the moving of the knob latches
the cover plate in an open position.
The material used is what is known as ZAMAK-5, which
is a zinc alloy which contains 4.10% aluminum, 1.00% cop-
per, 0.03% magnesium and the remainder 94.87% of zinc.
This alloy has a melting point of 717° F.
The mirror is composed of a hard adherent film of
chromium applied by Thermal evaporation in a high vacuum
to the surface of polished plate glass. The mirror shall not
be exposed to temperature in excess of 200° F.
The models listed above are similar in materials differing
only in exterior design.

Inspection

A model of the device was inspected by Commissioner
C. M. Blum, Chief Engineer L. V. Huber and J. A. Darts,
Jr., Engineering Division, Committee on Test and A. Bloom,
representing the applicant.

Recommendation

On the basis of the inspection and the data filed by the
applicant, the Committee on Test recommends the approval
of the Magic Mirror Door Detective, Models Classic,
Futura, and Door Knocker, under the provisions of C26-
191.0.a for voluntary installation under Rule 3.7 of the
Rules for Inspection of Opening Protective Assemblies when
constructed in accordance with the details contained herein,
on condition that the applicant furnish the manufacturer
of the opening protective assembly a template showing the
amount of cut-out necessary to receive the unit and pro-
vided further that the device bears a label or decalcomania
reading as follows, "Approved by the Board of Standards
and Appeals for use in New York City under Cal.
438-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby approve this material in accordance with the above
report.

517-49-SM

APPLICANT—Air-Draft Incinerator Co., owner.
SUBJECT—Air-Draft Incinerator Co., Hopper Door,
Model 11, approval of.

APPEARANCES—
For Applicant: H. J. Carr, Jr.
ACTION OF BOARD—Material approved in accordance
with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (517-49-SM)
WHEREAS, the report of a Committee on Test reads:
REPORT OF COMMITTEE ON TEST

September 21, 1949
Re: Cal. 517-49-SM.
Subject: Air Draft Incinerator Company Hopper Door—
Model 11.

Air Draft Incinerator Company of Cos Cob, Connecticut,
filed July 1, 1949 an application with the Board of Stand-
ards and Appeals for approval of the Air Draft Incinerator

MINUTES

Company Hopper Door—Model 11 under the provisions of C26-178.0.b and C26-701.0.b.3 Administrative Building Code.

Purpose

The device is designed to close off any incinerator openings that open on a required means of egress by providing a self closing protective assembly having a fire resistive rating of one hour, as required under C26-701.0.b.4.

Description

The Air Draft Incinerator Hopper Door—Model 11 consists of cast iron faces and sheet metal scoop. The overall dimensions are 14½ inches high by 14¼ inches wide by 7¼ inches deep. The daylight opening is 11 inches by 11 inches.

The frame is of grey cast iron. The scoop is made of 18 gauge sheet metal and is counter-balanced by a steel counter weight of ¾" x 1" steel plate bolted to the scoop so that the scoop will not remain open in any position.

Insulation is provided by ¾ inch asbestos millboard placed between front face of hopper and the back of the cast iron door.

Inspection and Test

An Air Draft Incinerator Hopper Door Model 11 was tested at the Protexol Testing Laboratory, Kenilworth, N. J., July 14, 1949. Present at the test were Commissioner C. M. Blum and Chief Engineer L. V. Huber, Committee on Test and Messrs. H. J. Carr, Jr. and D. E. Asche, representing the applicant and R. C. Bastress, F. A. Hartman, H. Vettel and M. J. Decker of the Laboratory.

The purpose of the test was to determine the fire resistant performance of a hopper door designed for the protection of openings in enclosure walls of combined flues and chutes on non-fuel fired rubbish and garbage incinerators, in accordance with C26-701.b.3 Administrative Building Code, when subjected to the one hour fire and hose stream test for opening protective assemblies prescribed in C26-586.0 and C26-610.0 Administrative Building Code.

The hopper door successfully withstood the fire and hose stream test. A complete record of the test is on file with the application and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Air Draft Incinerator Hopper Door Model 11 under the provisions of C26-191.0 and C26-701.0.b.3 and 4 provided other requirements of this section and its subdivisions are complied with and provided the hopper door Model 11 bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 517-49-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

Adjourned: 11:50 A.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 1949, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

414-49-A

APPLICANT—H. Hurwit, for Board of Transportation, City of New York, owner (Harry Kahn, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1-9), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (414-49-A)

WHEREAS, H. Hurwit, for Board of Transportation, owner, (Harry Kahn, lessee), filed May 23, 1949 an appeal from a decision of the borough superintendent, affecting premises 62-66 Essex street, southeast corner of Broome street (Block 351, Lots 1 to 9), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 28, 1949 acting on amendment to Alt. 344-49, reads:

"4. Application calling for 'Parking area for more than 5 cars is disapproved because it is not in compliance with Rule 3A of Dept. regulations re curb cuts in respect to school entrances'."

and

WHEREAS, this decision of the borough superintendent was superseded by a decision dated September 26, 1949, reading as follows:

"2. The intended use of the proposed driveway would in the opinion of the superintendent endanger pedestrians and this application is hereby denied under Sec. C26-228 subd. a6, Adm. Code."

and

WHEREAS, the applicant states that the premises consist of a plot fronting 200 ft. on Essex street with a depth of 70 ft. and 20 ft. 2 in. irregular in area, located in a business use B area Class 1½ height district, upon which there exists a one story building 12 ft. in height, 17 ft. 8 in. by 26 ft. 5 in. in area, erected in 1925; that the entire premises have been used since 1925 as a ticket office and for the parking of five motor vehicles, and now proposed to be used as a ticket office and for the parking of more than five motor vehicles; and

WHEREAS, the applicant contends that the premises consist of land used as a parking lot and a one story brick structure used as a bus ticket office; that on the opposite side of the street is Seward Park High School; that the distance from the nearest curb cut of the premises to the nearest entrance of the high school in the line of travel is more than 200 ft.; that the lessee received a violation from the Department of Housing and Buildings informing him that he cannot legally park more than five cars on these premises and he is now desirous of obtaining permission to use the area for the parking of more than five cars; that the strip of land in question was created by the development of the subway and the widening of the street; that because of the subway structure, this land cannot be developed with any structure of any consequence economically since the foundation and footings would have to be built to the level of the subway foundations which would be very costly; that in 1939 this land was leased to the present lessee for parking purposes and the lessee erected a one story structure for a bus ticket office only and a C.O. was issued July 24, 1939; that there is a demand and

MINUTES

necessity for the parking of cars in this area; that since the entrance of the school from the nearest curb cut of the premises is more than 200 ft. in the line of travel and in consideration of other conditions herein stated, it is requested that the Board grant permission to use the premises for the parking of more than five motor vehicles; and

WHEREAS, Certificate of Occupancy 25438 issued November 27, 1939 permits the use of the premises for a bus ticket office; and

WHEREAS, under Cal. No. 560-42-BZ, an application for a zoning variance to permit parking and storage of more than five motor vehicles and bus terminal was withdrawn; and

WHEREAS, the lessee was fined \$20.00 in the Magistrates Court on May 18, 1949 under a violation issued by the Department of Housing and Buildings for occupying the premises for parking without a certificate of occupancy; and

WHEREAS, the premises were inspected by a Committee of the Board who found the premises being occupied for the parking of thirty cars or more; and

WHEREAS, the records indicate that the premises now are subject to a certificate of occupancy issued November 27, 1939, for a "bus ticket office" which on its face does not permit parking of buses on the plot; that, however, two curb cuts were approved in 1939 and an additional curb cut in 1942, which were approved after inspector reported that there was no objection to the issuance, noting that there is a school across the street; and

WHEREAS, the parking is being carried on in reliance on a license issued by the License Department which does not make the parking use lawful in the absence of a certificate of occupancy; and

WHEREAS, it was noted on inspection that on the school plot fifteen cars were being parked without permit therefor; and

WHEREAS, in view of there now being no prohibition in the Zoning Resolution against a parking lot on the same street between two intersecting streets where there is a school and in view of the present permitted use involving buses taking on passengers at the curb and in the absence of any reasons based on inspection stated in the revised decision dated September 26, 1949, for withholding a permit under Section C26-288, the Board deemed, after inspection, that the use requested, which is permitted in a business district, should be allowed; and

WHEREAS, a letter from the applicant dated October 17, 1949, states:

"Apparently it was intended for the said buses to be parking inside of the said parking area but it was never done, the said buses are parked at the curb in front of the bus ticket office only long enough to take on and discharge passengers.

I wish to advise you that no buses shall be parked inside of the said parking area;" and

WHEREAS, the Board deemed that the premises, under the applicant's representation that buses do not enter thereon, are not a bus station within the definition contained in Article I, Paragraph aa, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 344-49, Obj. 4, and superseded by decision dated September 26, 1949, be and it hereby is modified and that the appeal be and it hereby it granted on condition that the number of curb cuts shall be reduced to two each not over 15 ft. in width; that the use of the entire plot shall be subject to the rules of the Department of Housing and Buildings relating to parking lots; that the existing building for which there is a certificate of occupancy for use as a bus ticket office may also be used without the construction of an additional building as an office and shelter for the attendant; that buses shall not be permitted to enter the premises.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314-322 West 43rd street, south side, 200 ft. west of 8th avenue, (curb cut); (Block 1033, Lots 41, 42 & 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (452-49-A)

WHEREAS, Lama, Proskauer and Prober for Irving Maidman, owner (James Kochovos, lessee) filed June 3, 1949 an appeal from a decision of the borough superintendent, affecting premises 314-322 West 43rd street, south side, 200 ft. west of 8th avenue (Block 1033, Lots 41, 42 and 43), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 4, 1949 acting on Alt. Applic. 468-49 reads:

"1. Proposed drop curb permit for access to land, located in a retail district for use as an office and parking and storage of more than 5 motor vehicles is disapproved as contrary to Rule 3 of Rules and Regulations of this Dept. re parking, etc. effective May 13, 1948. There is a school 100' W. of proposed parking lot.

"It is considered that the existing curb cut is related to the Board action on previous variations and extensions of time and is not a permanent curb cut permit."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. by 100 ft. in area, located in a retail use, B area, class 1½ height district, upon which there exists a one story building 12 ft. in height, 6 ft. 6 in. by 8 ft. 6 in. in area, of class 4 construction, erected in 1942; that the premises are in use for the parking and storage of more than five motor vehicles with an occupancy of one person; and

WHEREAS, the applicant contends that it is proposed to construct a curb cut 20 ft. in width; that there is a school exit and entrance on the same street between intersecting streets in block 1033, lot 9; that the premises have been used for the parking and storage of more than five motor vehicles under a variance granted by the Board under Cal. 503-41-BZ; that the zoning resolution permits the parking and storage of more than five motor vehicles in a retail use district and the premises will comply with the requirements of the zoning resolution; that the Commissioner of Housing and Buildings does not have power to adopt a rule which would make the zoning resolution more restrictive by denying an entrance to a permitted use; and

WHEREAS, C.O. 32267 issued November 8, 1946 upon completion of work under Misc. Applic. 1801-41 which was the subject of a variance granted by the Board June 11, 1946 under Cal. 503-41-BZ permits the use of the premises as a parking lot for more than five cars for a temporary period of two years from June 11, 1946; and

WHEREAS, Violation 153 issued May 3, 1949 was for occupying the premises for the parking and storage of more than five motor vehicles without a C.O., temporary C.O. 32267 having expired June 11, 1948; and

WHEREAS, in accordance with the requirements of the resolution adopted April 7, 1942, which granted a variance to permit the parking use of the premises for a term of two years, plans were submitted in accordance therewith for approval; that such plans conformed substantially to the requirements and thereafter a certificate of occupancy was issued by the Department of Housing and Buildings, C. O. #32267, for a temporary term expiring June 11, 1948; and

WHEREAS, a variance was granted by the Board to permit

452-49-A

APPLICANT—Lama, Proskauer & Prober, for Irving Maidman, owner (James Kochovos, lessee).

MINUTES

the use of the premises for parking after the elimination from the zoning resolution of the prohibition against the use of parking on a street on which there is a school; that such prohibition is not now in the zoning resolution and accordingly parking and storage cannot be declared a prohibited use under the rules adopted by the Commissioner of the Department of Housing and Buildings pursuant to Section 23.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 468-49, Objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted on April 7, 1942, under Cal. 503-41-BZ, in effect through June 11, 1948, shall be substantially complied with and that the requirements of the rules of the Department of Housing and Building as to parking lots shall be complied with in all respects where not inconsistent with the requirements of the resolution herein referred to.

541-49-A

APPLICANT—Irrving Adelsohn, for Sonia Silverstein and Bella Bronzaft, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157 Sumner avenue, east side, 85 ft. south of Pulaski street (1st floor); (Block 1597, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Adelsohn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Absent: Commissioner Keating	1

THE RESOLUTION (541-49-A)

WHEREAS, Irving Adelsohn, for Sonia Silverstein and Bella Bronzaft, owners, filed July 8, 1949, an appeal from a decision of the borough superintendent, affecting premises 157 Sumner avenue, east side, 85 ft. south of Pulaski street (Block 1597, Lot 2), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 10, 1949 acting on Alt. 3267-48 reads:

"1. Additional floor for living purposes in a bldg. of frame construction, is contrary to 4-2-1, 8-7-2-1 and 2-1-3-5 of the Code."

and

WHEREAS, the applicant states that the building is 3 stories, 29 ft. 6 in. and 39 ft. 6 in. in height, of class 4 construction, 20 ft. by 96 ft. in area at 1st and 2nd floors, 20 ft. by 44 ft. in area at 3rd floor, of class 4 construction, erected prior to 1921, located on a lot 20 ft. by 100 ft. in area, in a business use C area class 1½ height district, used and occupied since 1928 as follows: cellar, ordinary; 1st floor front, self-service retail laundry; rear, dwelling, 1 family; 2nd floor, office, 15 persons; 3rd floor, dwelling, 1 family; proposed to be used and occupied upon completion of alteration in question as follows: cellar, ordinary; 1st floor, front, self-service retail laundry, rear and new mezzanine story, dwelling, 1 family; 2nd floor, office, 15 persons; 3rd floor, dwelling, 1 family; that the building is provided with one interior wood stairs, 2 ft. 8 in. and 3 ft. 8 in. in width, enclosed in partitions of wood studs, covered with metal lath and ¾ in. cement mortar both sides, equipped with fireproof self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; that there is one fire escape in the outer court extending to roof by ladder and to yard by sliding drop ladder with egress to street from its lower termination through adjoining premises; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant contends that the height of the structure referred to under section 4.2.1 (a) and in section 8.7.2.1 does not refer to the number of stories but by definition under section 1.74 refers to the distance from the curb to the highest point of roof beams; that such distance is not now proposed to be increased; that section 4.2.1 (a) does not state that the number of stories may not be increased; that the newly created living quarters are located at the rear of the building where only two stories will be used as living quarters, enclosed by 12 in. brick walls at the sides and rear; that the area of the mezzanine will be less than 50% of the first floor area if the area occupied by the existing stairs and passage and foyer is excluded; that the frame walls are fire-retarded on each floor by metal lath and ¾ in. cement plaster and the stairs to street from 2nd floor have 7¾ in. risers, 10 in. treads and are enclosed in fire-retarded partitions; that as the apartment at the rear of the first story and the mezzanine story will be duplex there will be a private stairs connected with the first floor and in addition there will be access to the 3 ft. 8 in. wide interior stairs and access to the fire escape; and

WHEREAS, the applicant stated that the door shown on the first floor, connecting the rear portion of apartment to store and providing means of exit to the street, would be closed and that an exit would be provided from such rear first floor portion only, through the proposed mezzanine.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 3267-48, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

628-49-A

APPLICANT — Howard H. Snyder, for Bordo Corp., owner.

SUBJECT—Application filed (re decision of the borough superintendent) pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions sections 231 and 102 of the Multiple Dwelling Law as to means of egress.

PREMISES AFFECTED—45 East 85th street, north side, 70 ft. west of Park avenue (6th floor); (Block 1497, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (628-49-A)

WHEREAS, Howard H. Snyder for Bordo Corporation, owner filed August 25, 1949, pursuant to Section 310 of the Multiple Dwelling Law an application for variation of the provisions of Sections 231 and 102 of the Multiple Dwelling Law, affecting premises 45 East 85th street, north side, 70 ft. west of Park avenue (6th floor); (Block 1497, Lot 28) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 27, 1949, as to amendment to Alt. Applic. 1215-49, reads:

"A1. Repeat, proposed combination of egresses is not acceptable.

Note: Building should conform to either Sec. 231 M.D.L. or Sec. 102 M.D.L. in its entirety."

and

WHEREAS, the applicant states the building is 9 stories, 100 ft. in height; 165 ft. 6 in. by 87 ft. in area, of fireproof construction, erected 1924, located in residence use, B area, Class 1½ height district, used and occupied since 1925—cellar, boiler room, superintendent's office and storage, 1st floor doctors apartment and office, superintendent's apartment, 3 doctors' offices and 12 servants room, 2nd to 9th

MINUTES

floors, five apartments each floor for which C. O. 9436—issued April 8, 1925, permits the use and occupancy of the building as follows: cellar, laundry and storage; 1st to 9th floors, tenement; that the building is equipped with an approved standpipe system, three 3 ft. 2 in. wide fireproof interior stairs from roof bulkhead to street, equipped with fireproof self-closing doors and two fire escapes extending to roof by stair and to yard by ladder with egress to street through court; and

WHEREAS, the applicant states that this is an application for variations of Sections 102 and 231 of the Multiple Dwelling Law in accordance with the powers vested in the Board by Section 310, subdivision 2a(4), for buildings erected prior to July 1, 1948; and

WHEREAS, the applicant contends that the typical apartment layout consists of two 8 room, two 7 room and one 6 room apartment on each floor; that the front center east apartment of 7 rooms on the 6th floor has become vacant and the owner wishes to subdivide it into one four room and one 2 room apartment, thus reducing the number of rooms on that floor from 36 to 35; that the plan calls for egress for the new apartments C and F on the 6th floor to be in compliance with Sections 102 and 103 of the Multiple Dwelling Law for buildings hereafter erected, and the remainder of the apartments to have egress complying with Section 231 of the Multiple Dwelling Law as provided under Subdivision 5 of Section 9 of the Multiple Dwelling Law; that the proposed 6th floor arrangement will conform to later standards and will eliminate the undesirable opening of apartment doors directly on a stair hall and eliminates a smoke and fire hazard; that additional vestibule and haven of refuge is created between the apartment doors and the stairhall, thus creating a safer and more desirable arrangement than existing; that due to existing leases and the rent laws, it is impossible to alter other apartments in this line at this time; that it is therefore necessary to have egress complying with Sections 103 and 102 at the same time.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1215-49, Objection AI, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the rearrangement of one existing apartment into two on the 6th floor, east side substantially as proposed and as indicated on revised plans filed with this application marked "Received August 25, 1949," 4 sheets, and "September 30, 1949," 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with the requirements of the Multiple Dwelling Law and all other laws, rules and regulations applicable thereto; that a new certificate of occupancy under the Building Code and a new certificate of compliance under Section 310 of the Multiple Dwelling Law shall be obtained.

99-44-A—Vol. II

APPLICANT—Henry Nordheim, for Stamatios Glikos, owner.

SUBJECT—Application for consideration — reopening as Vol. II to consider amendment — re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, for consideration of amendment as to proposed increase in building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

671-49-A

APPLICANT—Howard H. Snyder, for Andom Realty Corporation, owner.

SUBJECT—Application filed (re decision of the borough superintendent), pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 231 and 102 of the Multiple Dwelling Law as to means of egress.

PREMISES AFFECTED—993 Park avenue and 100-108 East 84th street, southeast corner (3, 8, 10, 11 and 12th floors); (Block 1512, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn by applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

195-49-A—Vol. II

APPLICANT—Kitzler and Nurick, for Andrew J. Gallagher, owner (P. & B. Holding Co., Inc., lessee).

SUBJECT—Application reopened September 13, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—54-56 Court Street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floors); (Block 265, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 2 p.m. for inspection and decision; applicant to file new statement from owner as to number of occupants and eliminate use of cellar for factory purposes, also a subcellar plan showing its extent and use and exit.

415-49-A

APPLICANT—2632 Broadway Corp., owner (Midway Res. Hotel, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving S. Freedman.

For Administration: Peter Maher, Fire Dep't

ACTION OF BOARD—Laid over to November 15, 1949 at 2 P.M. for further consideration after inspection by Department of Housing and Buildings and certification.

520-49-A

APPLICANT—Reginald S. Hardy, for Nostaw Corporation, owner.

SUBJECT—Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1, Block 1031, Lot 11), Borough of Brooklyn (Under section 35 General City Law—re bed of mapped street—13th street).

MINUTES

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Laid over to November 9, 1949 at 2 P.M. for further consideration.

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Murdock and Deputy Chief
Guinee 2
Negative 0
Not Voting: Commissioner Kleinert 1
Absent: Commissioner Keating 1

ZONING APPLICATIONS

568-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sarah Foxson, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station to be occupied as office, auto laundry and lubritorium.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (568-39-BZ—Vol. II)

WHEREAS, this application under sections 7c, 21 and 21a of the zoning resolution, to permit in a residence use district and "E" area district, the extension of a gasoline service station, affecting premises 15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner (Block 4646, Lot 14), Whitestone, Borough of Queens, was withdrawn January 28, 1941, after argument; and

WHEREAS, this application under section 7c of the zoning resolution to permit in a residence use district, the reconstruction and extension of existing gasoline service station to be occupied as office, auto laundry, lubritorium and motor vehicle repair shop was granted by the Board February 17, 1948, on certain conditions; and

WHEREAS, time was extended to obtain permits and complete the work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 17, 1948, only so far as it has reference to the gasoline storage pumps, by adding thereto:

"... that in the event the owner desires to use four existing gasoline storage tanks, each of 550 gallon capacity and located as indicated on drawing, marked 'Received September 26, 1948' (1 sheet), such tanks may be used in lieu of the proposed new tanks formerly proposed, provided such tanks are tested to the satisfaction of the fire commissioner; and that in all other respects the resolution adopted February 17, 1948, shall be complied with (N.B. 1807-47)."

50-41-BZ—Vol. III

APPLICANT—Salvatore Scala, for Board of Transportation, City of New York and Salvatore Scala, owners (Salvatore Scala, lessee of Lot 31).

SUBJECT—Application for consideration—reopening and extension of time to complete and term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—310-320 Smith street and 291-295 President street, northwest corner (Block 435, Lot 36 and part of Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Salvatore Scala.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete and term of variance extended.

THE VOTE TO REOPEN, EXTEND TIME TO COMPLETE AND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (50-41-BZ—Vol. III)

WHEREAS, this application, under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 310-320 Smith street and 291-295 President street, northwest corner (Block 435, Lot 36 and part of Lot 31), Borough of Brooklyn, was granted by the Board May 1, 1945, on certain conditions; and

WHEREAS, the term of variance was extended November 12, 1947; and

WHEREAS, the applicant requested an extension of time to complete and a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 1, 1945, only so far as it has reference to the term of the variance and completion of the work, so that as *amended* these portions of the resolution shall read:

"... *granted* under section 7h to permit the plot to be occupied as proposed for the parking and storage of motor vehicles for a term of two (2) years from the date of this *amended* resolution; that all permits required shall be obtained and all work shall be completed within three (3) months from the date of this *amended* resolution; that a certificate of occupancy shall be obtained (Bldg. Notice 8/44, dated October 28, 1947)."

72-41-BZ

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a restricted retail use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—275 ft. west of Lexington avenue and 344 ft. 4 in. east of Vanderbilt avenue, between East 45th and East 46th streets (Block 1300, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Stanton D. McMahon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (72-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of two years, affecting premises, 275 ft. west of Lexington avenue and 344 ft. 4 in. east of Vanderbilt avenue, between East 45th street and East 46th street (Block 1300, Lot 6), Borough of Manhattan, was granted by the Board July 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended November 3, 1943, November 30, 1945, and October 21, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 15, 1941, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years from the date of this amended resolution to permit the premises to be occupied for the parking and storage of motor vehicles, on condition . . .; that other than as herein amended, the resolution adopted July 15, 1941, shall be complied with; and that a certificate of occupancy shall be obtained."

385-41-BZ

APPLICANT—J. Jacques Stone, for West 52nd and 53rd Street Parking, Inc., lessee (John D. Rockefeller, Jr., owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a retail use district and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2-24 West 53rd street, south side, 100 ft. west of 5th avenue and 3 West 52nd street (Block 1268, Lots 30 and 42-52 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: J. Jacques Stone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (385-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a residence use district and partly in a retail use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 2-24 West 53rd street, south side, 100 ft. west of Fifth avenue and 3 West 52nd street (Block 1268, Lots 30 and 42 to 52, inclusive), Borough of Manhattan, was granted by the Board November 12, 1941, on certain conditions; and

WHEREAS, the resolution was amended January 25, 1944; and

WHEREAS, the term of variance was extended November 9, 1943, October 30, 1945 and October 28, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 12, 1941, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five (5) motor vehicles on the premises now located in a restricted retail district and as passed upon by the borough superintendent under Alt. Applic. 1766/49 under date of October 17, 1949, on condition that in all other respects the resolution adopted November 12, 1941, as amended by resolutions adopted through October 28, 1947 shall be complied with and that a new certificate of occupancy shall be obtained."

575-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Cardinal Engine and Boiler Works, Inc., owner.

SUBJECT—Application for consideration — reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district for a term of years, the maintenance of a storage yard for salvaged materials from ships and for oxygen and acetylene tanks in two portable steel deck houses.

PREMISES AFFECTED—729-747 Hicks street, east side, from Nelson to Huntington streets, 46-54 Nelson street and 45-53 Huntington street (Block 526, Lots 1 to 12 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (575-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district, for a term of two years, the maintenance of a storage yard for salvaged materials from ships and for oxygen and acetylene tanks in two portable steel deck houses, affecting premises 729-747 Hicks street, east side, from Nelson to Huntington streets, 46-54 Nelson street and 45-53 Huntington street (Block 526, Lots 1 to 12), Borough of Brooklyn, was granted by the Board July 24, 1945, on certain conditions; and

WHEREAS, the term of variance was extended September 9, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 24, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision e for a term of two (2) years from the date of this amended resolution . . .; that other than as herein amended, the resolution adopted July 24, 1945, shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

MINUTES

819-47-BZ

APPLICANT—Joseph Schafran, for Morley Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—118-21 Queens boulevard, northwest corner of 78th Crescent (Block 2270, Lot 41), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (819-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles for a temporary period, affecting premises 118-21 Queens boulevard, between 113th place and Queens boulevard (Block 2270, Lot 41) Forest Hills, Borough of Queens was granted by the Board November 18, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 18, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“. . . granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended*, the resolution adopted November 18, 1947, shall be complied with in all respects; that a certificate of occupancy shall be obtained (Misc. 5949-47).”

164-38-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for David Rosen, owner.

SUBJECT—Application for consideration — reopening as Vol. II—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry and lubritorium.

PREMISES AFFECTED—172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

548-48-BZ—Vol. II

APPLICANT — Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Application for consideration — reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used as a gasoline service station, repair shop and salesroom (previously granted by the Board).

PREMISES AFFECTED — 577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Abram Shlefstein and Maurice Widman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

MATERIAL SUBMITTED FOR APPROVAL

476-44-SM—Vol. III

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re USG 2 Inch Solid Rocklath and Plaster Partition (previously approved).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened as Vol. III, for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 27, 1948, as they appeared in Bulletin No. 31, Vol. 33, are hereby corrected to read as follows:

411-48-A

APPLICANT—S. S. Kresge Company, (lessee), for Henrietta S. Dreyer, et. al., owners (Curtis Ready-to-Wear Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: C. F. Stimpson.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (411-48-A)

WHEREAS, S. S. Kresge Company, for Henrietta S. Dreyer, et. al, owners, filed April 28, 1948, an appeal from an order of the fire commissioner, affecting premises 1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (Basements), (Block 3321, Lots 1 and 5), Borough of Brooklyn; and

WHEREAS, Order No. 21613 LF issued by the Fire Commissioner February 6, 1948, reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout cellar having one source of water supply, arranged and equipped as provided in the rules of Art. 16, Chapt. 26 of the Administrative Code, as provided in Chapter 19-161.0 Admin. Code."

and
WHEREAS, the applicant states the building is one and two stories, 14 and 22 ft. in height, 84 ft. by 169 ft. 10 in. in area, Class 3 construction, erected in 1926 and 1929, used and occupied since as follows:

Bldg. No. 1317-19	Bldg. No. 1321-23
Basement — stock	Basement — sales & stock
1st floor — sales area	1st floor — sales area
2nd floor — rest rooms	2nd floor — rest rooms

The building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there are five interior stairs, two of which are masonry enclosed, equipped with kalamein, self-closing doors and two are enclosed in partitions of metal lath and plaster; that there is one fire escape extending to roof and to yard by ladder; and

WHEREAS, Certificate of Occupancy 57594 issued August 31, 1929, for 1317-1319 Broadway, upon completion of work under Permit 5704-29 permits the use of the cellar for stock, 1st floor, sales floor 250 persons; 2nd floor, toilets and rest rooms, 10 persons; and

WHEREAS, Certificate of Occupancy 42353 issued December 22, 1926, upon completion of work under Permit 10177-26, permits the use of the Basement for stockroom, 1st floor, store, number of occupants not stated; 2nd floor, girls quarters, 10 persons; and

WHEREAS, the applicant contends that No. 1317-19 Broadway is occupied by S. S. Kresge & Co., the basement having two legal stairways remote from each other; that in addition there is a freight chute with wooden steps leading to yard and self-closing fire doors giving access through a 16 in. brick wall to the adjoining basement; that these doors are normally kept closed; that the building is equipped with a fire and burglar alarm system, fire alarm system is a closed circuit type with fusible link contacts spaced approximately 8 ft. on centers over entire basement area and operates a siren on the exterior of the building and a bell on the interior in the event of a basement fire; that there are fire extinguishers located throughout the basement; that no smoking is permitted in this area; that all merchandise is stacked in bins; that the basement is kept free from litter and hazardous conditions; that the ceiling is 1/2 in. sheet rock covered with sheet metal; that a baling room of fire-resistive construction has been provided for waste paper; that this room is protected by fire alarm contacts and fire bulbs; that the lessee's agency of this building is uncertain as the lease expires in the near future and compliance with the order would therefore work a hardship on the lessee; that as to Nos. 1321-23 occupied by the Curtis Ready-to-Wear Corp., this basement is protected by a Home Alarm System has approximately 60% sales area and 40% stock space; that the merchandise is chiefly soft goods and cannot be considered hazardous; that fire buckets are conveniently located throughout the

basement and the area is kept clean and free from fire hazard; that this basement has fireproof stairways at front and rear and an open stairway at the center; that the rear stairway is to a fire tower leading to the yard; that in addition there is a freight chute with wooden steps leading to the yard; that the ceiling in this area is metal lath and two coats of cement plaster 3/4 in. thick; that this basement is well protected and not highly hazardous; that the order would work an undue hardship on the sub-tenant in that his tenancy is uncertain due to the expiration of the lessee's lease in the near future; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the order of the fire commissioner acting on Order 21613-LF, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing means of entrance and exit to cellar No. 1, (No. 1317-19) shall be as proposed and as indicated on plans filed with this appeal marked "Received April 28, 1948" 5 sheets, provided no portion of cellar marked No. 2, (1321-1323) shall be occupied by the Kresge Company, except the small portion in the front as indicated and that the partition surrounding such space leading to the sidewalk trap door shall be a fireproof partition from floor to ceiling; that there shall be constructed a stairway leading from the cellar, exiting to Grove street within 25 ft. from the Broadway building line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require.

*Correction—The words "by the Kresge Company" inserted in line 88 of the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 7, 1949, as they appeared in Bulletin No. 24, Vol. 34, are hereby corrected to read as follows:

365-48-BZ

APPLICANT—Simeon Heller, for Samuel Novick, owner (Aaron Novick, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station, to include service station, motor vehicle repairs, lubritorium, car washing, sale and display of auto parts and office.

PREMISES AFFECTED — 206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (365-48-BZ)

WHEREAS, Simeon Heller, for Samuel Novick, owner, Aaron Novick, lessee, filed April 21, 1948, an application under section 7c of the zoning resolution, to permit in a business use district the extension of existing gasoline service, station to include service station, motor vehicle repairs, lubritorium, car washing, sale and display of auto parts and office, affecting premises 206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens; and

MINUTES

WHEREAS, a public hearing was held on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 7, 1949, for inspection and decision by the Board; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 206th street is in residence and business use, D area and Class 1 height district; Northern boulevard and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1948, acting on N.B. Applic. 1290-48, reads:

"1. The proposed extension of use of existing gasoline service station and the proposed new addition of a service station, auto repairs and lubrication, car washing, office, sale and display of auto parts in a business district are contrary, Art. II, Sec. 4 (46, 29) zoning res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft front by 100 ft. in depth, on which are located a metal building, 16.12 ft. by 24.29 ft., a frame and metal building, 18.12 by 17.79 ft. and a tile building, 20 ft. by 20.10 ft. all to be removed; that it is proposed to erect a building, 100 ft. by 50 ft. irregular, to be used as a showroom, sale of auto parts, lubritorium, auto laundry and motor vehicle repairs; that it is further proposed to relocate the pumps 10 ft. back from building line; that it is further proposed to relocate and enlarge curb cuts; and

WHEREAS, the applicant contends that at the time of filing with the Fire Department, the application stated that the plot was 50 ft. by 100 ft., that is 50 ft. on Northern boulevard and 100 ft. in depth; that the entire 100 ft. by 100 ft. which is proposed to be used in this application, was in one ownership at that time, and the entire property was actually used as the gas station; that there are two existing metal buildings and one tile building on the property; that Northern boulevard has become a main artery with the heavy traffic, and the present station does not adequately meet the needs of this traffic; that the present buildings are dilapidated and an eyesore to the neighborhood and there is no effective screening of the service area from any of the adjoining property; that the owner proposes to remove all existing buildings and erect a new building of brick and cinder block, stuccoed, and landscape the west lot line of the property and erect a wall and fence along this line; that this construction would screen off the gas station operations from the residential area to the south and to the west; that the existing pumps are placed close to the sidewalk, which often results in cars pulling in on the sidewalk rather than on the owner's property; that it is proposed that these existing pumps be moved at least 10 ft. back from both Northern boulevard and 206th street, to avoid the possibility that cars will obstruct the sidewalk; that the addition of auto repairs to the service to be supplied by this gas station would be shut off from the area to the side and the rear by brick walls so as not to allow noise, etc., to penetrate; that auto repairs are necessary to effect a complete service for cars, which is needed by the heavy

traffic on Northern boulevard; that the auto laundry would consist of space sufficient to wash one car at a time and is usual service of this type of station and therefore would not create additional traffic or hazard; that this area along Northern boulevard is now used chiefly for lumber yards, light manufacturing and automobile salesrooms, which include servicing and auto repairs; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the legally existing gasoline service station to be increased in area and reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked "Received April 6, 1949", three sheets, and "April 21, 1948," one sheet, as amended by revised plans marked "Received June 3, 1949," two sheets, *on condition* that the premises shall be re-arranged and designed as indicated on such revised plans marked "Received June 3, 1949"; that all existing buildings and uses shall be removed and new buildings erected as thereon proposed; that the accessory building shall comply with the requirements of the building code therefor; that the heater room shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that the ceiling of the heater room may be of fire-retarded construction; that the accessory building shall be arranged as indicated on such plans; that any repairs shall be of a minor nature with hand tools only; that there shall be no windows in the accessory building to the south and west; that pumps shall be relocated not nearer than 10 ft. to the street building line; that suitable planting shall be maintained, protected with 6" curbing; that along the *westerly* lot line from the accessory building to Northern boulevard there shall be erected a masonry wall not less than 2 ft. in height with a steel picket fence erected thereon to a total height of not less than 5 ft. 6 in.; that where not occupied by the accessory building, planting and pumps, the premises shall be surfaced with concrete, asphalt or other reasonably impervious surfacing; that there shall be erected within the lot at the intersection a block of concrete extending for a distance of not less than 5 ft. along either street building line and not less than 12" in height; that curb cuts shall be restricted to two to Northern boulevard, each 30 ft. in width and one curb cut located where shown of similar width to 206th street; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbing around the premises shall be reconstructed to the satisfaction of the borough president; that all permits shall be obtained and all work completed within nine (9) months from the date of this resolution.

*Correction—The word "easterly" changed to "*westerly*" in line 107 of resolution.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly evacuating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions in the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises	
Name of concern	
Building No.....	Story.....

FOREMAN OR PERSON IN CHARGE

Regular	Substitute
---------------	------------------

WATCHMAN

.....	
.....	

MALE SEARCHER

.....	
-------	-------

FEMALE SEARCHER

.....	
-------	-------

STREET ALARM BOX RUNNER

.....	
-------	-------

FIRE BRIGADE

.....	
.....	
.....	

EXIT GUARDS

Exit.....	
"	
"	
"	
"	
"	

SQUAD MONITORS

.....	Squad No. 1.....
.....	" " 2.....
.....	" " 3.....
.....	" " 4.....
.....	" " 5.....
.....	" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

BULLETIN

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 25, 1949, Affecting Calendar Numbers 120-16-BZ—Vol. II, 523-48-BZ, 100-49-BZ, 361-49-BZ, 389-49-BZ, 472-49-BZ, 499-49-BZ, 597-49-BZ, 632-49-BZ, 460-49-BZ, BZ, 193-49-BZ, 933-28-BZ—Vol. II, 389-29-BZ—Vol. IV, 1-49-BZ, 46-49-BZ, 91-49-BZ, 336-49-BZ, 392-49-BZ, 463-49-BZ, 480-49-BZ, 607-49-BZ, 194-49-A, 71-49-A, 198-48-A, 92-49-A, 608-49-A, 476-44-SM, 869-48-SA, 408-49-SM, 469-49-SM, 555-49-SA and 563-49-SM.

Minutes of Regular Meeting, Tuesday Afternoon, October 25, 1949, Affecting Calendar Numbers 561-49-A, 669-49-A, 214-49-A, 554-49-A, 377-48-A, 871-48-A, 549-49-A, 661-49-A, 533-49-A, 536-49-A, 542-49-A, 606-49-A, 633-49-A, 634-49-A, 636-49-A, 574-41-BZ, 654-41-BZ, 408-44-BZ, 462-44-BZ, 699-46-BZ, 543-47-BZ, 925-47-BZ, 1055-48-BZ, 247-49-BZ, 382-49-BZ, 36-20-BZ, 752-29-BZ, 1010-48-BZ, 204-24-BZ—Vol. II, 1084-48-BZ, 351-38-SA, 679-38-SA, 477-46-SA, 589-39-SA, 590-39-SA, 1272-39-SM, 1273-39-SM, 1277-39-SM, 1278-39-SM, 1279-39-SM, 77-34-SA, 166-38-SA, 415-38-SM, 1116-38-SM, 236-39-SM, 663-39-SA and 824-39-SM.

Correction Affecting Calendar Number 968-41-SA.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to October 25, 1949

Cal. No. Dept. Premises Affected

738-49-A—H.B.M.—141 East 44th street, north side, 75 ft. east of Lexington avenue (Block 1299, Lot 43), Borough of Manhattan, Amendment to Alt. 77-49.

739-49-BZ—H.B.Q.—232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens, N.B. 3769-49.

740-49-A—H.B.M.—14-16 Vesey street, north side, 157 ft. 6 inches west of Broadway (2nd floor); (Block 88, Lots 2 and 3), Borough of Manhattan, Misc. P.A. 84-49.

741-49-BZ—H.B.Q.—241-15 Hillside avenue and 83-50 to 83-68 242nd street, northwest corner (Block 7909, Lot 1), Bellerose, Borough of Queens, N.B. 5348-49.

742-49-SA—Hudson Indirect Gas Fired Radiator, Models 920 to 926, Appliance.

743-49-SM—Dahlstrom One and One Half Hour Fire Door, manufactured by Dahlstrom Metallic Door Company, Material.

744-49-SA—M.S.A. Combustible Gas Alarm System, Models EX-S, EX-M, EX-SM, EX-ST, EX-SMT, EX-P and EX-PT, Appliance.

745-49-SA—Armstrong Vaporizing Oil Furnace, Model 8501-L6-72, Appliance.

Restored to Docket

36-20-BZ—Vol. II—H.B.B.—3086-3096 Fulton street and 171-181 Highland place, southeast corner (Block 3959, Lot 18), Borough of Brooklyn, Alt. 3021-49.

752-29-BZ—Vol. III—H.B.B.—8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn, N.B. 767-49.

351-38-SA—Vol. II—Watrous Flush Valve and Vacuum Breaker, Models Imperial, Majestic and Jewel (reopened re amendment of resolution) re approval of Drip Receptor (for Bed Pan Washer Nozzle, as applied to Watrous Flush Valves), Appliance.

679-38-SA—Vol. II—Humphrey Gas Unit Heater (reopened to include approval of Series A, Models 65, 90, 120, 160 and 200), Appliance.

477-46-SA—Westinghouse Laundromat, Models B3, CMA, CMS and CM 1-4 (reopened to include additional Models—L series), Appliance.

377-48-A—Vol. II—H.B.B.—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (2nd floor); (Block 3335, Lot 45), Borough of Brooklyn, Amendment to Alt. 625-46.

871-48-A—Vol. II—H.B.B.—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn, Alt. 3236-48.

193-49-BZ—H.B.B.—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7558, Lot 35), Borough of Brooklyn, Alt. 3383-48.

194-49-A—H.B.B.—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7558, Lot 35), Borough of Brooklyn, Alt. 3383-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct. 25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Sept. 6, 1949—Vol. 34, No. 36
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Oct. 4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

CALENDAR

NOVEMBER 1, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 1, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

477-48-BZ—Application of Lama, Proskauer and Prober, on behalf of Elias G. Arab, owner, reopened October 4, 1949, for consideration as to additional objections of Borough Superintendent—Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubricatorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

223-46-BZ—Application of Irrera and Luongo, on behalf of Fred C. and Augusta Dick, owners (Steinway Lumber Co., lessee), reopened October 4, 1949, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws; premises 40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

582-49-BZ—Application, August 2, 1949, under section 7h of the zoning resolution, of Street & Adikes, applicants, on behalf of Catherine Adikes, owner, to permit in a business and residence use district, the parking and storage of more than five motor vehicles; premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

464-49-BZ—Application, June 14, 1949, under sections 7f and 7i of the zoning resolution, of Burke, Morrison & Green, applicants, on behalf of Ryconmor Realty, Inc., owner, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, north west corner (Block 1330, Lot 34), Woodside, Borough of Queens.

546-49-BZ—Application, July 13, 1949, under sections 7b and 21 of the zoning resolution, of Kitzler & Nurick, applicants, on behalf of Joseph J. Fisher, owner, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area; premises 710-722 Parkside avenue, south side, 84 feet 6 inches east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on un-built upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

385-49-BZ—Application, May 19, 1949, under sections 7c and 7i of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Kathryn G. Fitzpatrick, owner, to permit in a business use district, the reconstruction, re-arrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubricatorium; premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

589-49-BZ—Application, August 5, 1949, under sections 7i, 7A, 21 and 7c of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Charles W. Bast, owner, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than the area permitted, with entrances, signs and show windows more than the permitted distance from the intersection; premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

361-49-BZ—Application, April 26, 1949, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Frel Properties, Inc. and Harry Fink, owners, (Harry Fink, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than permitted distance from intersection; premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

28-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Motorola New York, Inc., owner, reopened July 12, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy on first floor from factory use (previously granted by the Board) to stock room, radio repairing and the storage of eight motor vehicles used in the conduct of business; premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

159-48-BZ—Vol. II—Application of Robert T. Lyons, applicant on behalf of A. A. Lexington, Inc., owner, reopened June 1, 1949, under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse, (previously denied by the Board, for extension of garage use to first floor of storage warehouse); premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

315-49-BZ—Application, April 25, 1949, under sections 7e and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Briceta Fasciglione, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2314-2318 Beaumont avenue, east side, 240 feet north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx.

CALENDAR

365-49-BZ—Application, April 26, 1949, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober applicants, on behalf of Edgar E. Stewart, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted; premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

366-49-A—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; (under section 35, General City Law—re bed of mapped street—248th street).

377-49-BZ—Application, May 12, 1949 under section 7i of the zoning resolution, of Moritz Simon, applicant, on behalf of William Prezant and Jack Prezant, owners, to permit in a business use district, the addition of motor vehicle repair shop to existing automobile locksmith shop and office; premises 814-816 Bedford avenue and 486-492 Park avenue, southwest corner (Block 1900, Lots 32 and 33), Borough of Brooklyn.

601-49-BZ—Application, August 18, 1949, under section 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Malba Garden Homes, Inc., owner, to permit in a residence use district, the erection and maintenance of a commercial sign; premises 147-12 7th avenue, south side, 100 ft. east of 147th street (Block 4475, Lot 12), Whitestone, Borough of Queens.

635-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Di Camillo and Alicandri, applicants, on behalf of Carmelo Sgarlato, owner, to permit in a residence use district, the storage of fruit and two truck garage for a term of years; premises 78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

551-49-BZ—Application, July 12, 1949, under sections 7c and 7i of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Walter Dobler, owner, to permit on a plot located partly in a business and unrestricted use district, the additional use of motor vehicle repair shop on first story of a building occupied as a gasoline service station, lubrication, office, auto parts sale garage for more than five motor vehicles and factory; premises 88-02 to 88-08 102nd street and 100-26 to 100-36 88th avenue, southwest corner (Block 9286, Lot 61), Woodhaven, Borough of Queens.

537-49-BZ—Application, July 8, 1949, under sections 7c and 7i of the zoning resolution, of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner, to permit in a business use district, the extension of an existing building now used as a gasoline service station, office and accessory building, by enclosing the lubricating pits and providing space for storage, display and sale of merchandise and the additional use of motor vehicle repair shop; premises 1112 St. Nicholas avenue and 2-16 Audubon avenue, southerly intersection (Block 2124, Lot 1), Borough of Manhattan.

552-49-A—42-02 55th drive, south side, 57 ft. west of 43rd street, (Block 2520, Lot 60), Long Island City, Borough of Queens.

818-47-A—Vol. II—600 West 59th street, block bounded by West 58th, West 59th streets, 11th and 12th avenues (Block 1106, Lot 1), Borough of Manhattan (reopened July 12, 1949).

190-47-SM—Detroit Steel Products Company's Fenestra Holorib Roof Deck (reopened October 11, 1949 re

amendment of resolution to include use of material on roofs of Class I and Class II structures).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 1, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 1, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

730-48-A—Vol. II—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

533-49-A—124-132 White street, north side, 44.8 ft. west of Baxter street (Block 198, Lot 19), Borough of Manhattan.

525-49-A—591 East 137th street, north side, 255 ft. east of St. Ann's avenue (Block 2550, Lot 70), Borough of The Bronx.

685-42-A—Vol. II—206-224 (220 displayed), Stewart avenue east side, block bounded by Ten Eyck and Meadows streets, Stewart and Gardner avenues (Block 2952, Lot 1), Borough of Brooklyn (reopened September 27, 1949).

850-48-A—Vol. II—4040-4054 3rd avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx (reopened September 27, 1949).

1042-48-A—Vol. II—29-26 Bell boulevard, west side, 236 ft. south of 29th avenue (2nd floor); (Block 6053, Lot 34), Bayside, Borough of Queens (reopened September 13, 1949).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 9, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

803-26-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corporation, owner, reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station, (previously granted by the Board); premises 5262-5272 (5248-5258 displayed), Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, Part of Lot 20), Borough of Brooklyn.

877-39-BZ—Vol. IV—Application of L. J. Shapiro and G. A. Shapiro, applicants, on behalf of Hyman Kahn, Ella Kahn, Rose Kahn, Cyril Kahn and Harold Kahn, owners, reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location), and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolution; premises 1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5755, Lot 32), Borough of Brooklyn.

CALENDAR

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

411-45-BZ—Vol. II—Application of Adolph Goldberg, applicant, on behalf of Evanmac Realty Corporation, owner, reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot; premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

389-29-BZ—Vol. IV—Application of Siegel and Green, on behalf of 2356 Concourse Realty Corp., owner, reopened July 6, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five-story and basement, new law tenement, (previously granted by the Board, to be used as an additional retail store); premises 2356 Grand Concourse, and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

641-19-BZ—Vol. II—Application of Martin Lubash, applicant on behalf of Queens Vehicle Corporation, owner, reopened September 13, 1949, under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing garage (Lot 17) for more than five motor vehicles, automobile showroom and motor vehicle repair shop (previously granted by the Board) and the proposed openings of wall to adjoining storage garage and motor vehicle repair shop (Lot 21); premises 153-12 and 153-18 Hillside avenue, south side, 100 ft. and 175 ft. east of 153rd street (Block 9763, Lot 17 and 21), Jamaica, Borough of Queens.

631-49-A—153-18 Hillside, south side, 175 ft. east of 153rd street (Block 9763, Lot 21), Jamaica, Borough of Queens.

1087-24-BZ—Vol. II—Application of Herman Kron, applicant on behalf of Adshein Realty Corporation, owner, reopened December 21, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from storage of plumbing supplies and factory (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop (originally granted by the Board); premises 1680 Jerome avenue, east side, 50 ft. south of Clifford Place (Block 2848, Lot 12), Borough of The Bronx.

186-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

187-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 200th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

358-49-BZ—Application, May 10, 1949, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of James and Frank Gatti, owners, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted; premises 1406-1408 West 5th street, west side 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

609-49-BZ—Application, August 25, 1949, under sections 7f and 7A of the zoning resolution of A. H. Salkowitz, applicant, on behalf of Reliable Corporation, owner, to permit in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection; premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

CALENDAR

429-49-BZ—Application, June 2, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of 38 West 59, Incorporated, owner, to permit in a residence use district, the change in occupancy of first story apartment to a business use (store); premises 38 Central Park South, south side, 450 ft. west of 5th avenue (Block 1274, Lot 64), Borough of Manhattan.

594-49-BZ—Application, August 10, 1949, under sections 7c, 7f and 21 of the zoning resolution, of George P. Ames, applicant, on behalf of Irene Alexander, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, brake, carburetor, tire sales and service, auto washing and parts sales; premises 25-46 Bayside Lane and 166-04 25th Drive, southwest corner (Block 4916, Lot 40), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 9, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

195-49-A—Vol. II—45-56 Court Street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floors); (Block 265, Lot 50), Borough of Brooklyn, (reopened September 13, 1949).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 15, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braustein, applicant, on behalf of Benjamin and Harry Neisloss, owners, to permit in a business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance

from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

632-49-BZ—Application, August 18, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Subert Realty Corp., owner, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessory sales; premises 351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

499-49-BZ—Application, June 28, 1949, under sections 7e and 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph Cetra, owner, (Reliable A. & G. Fuels, lessee), to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage for four fuel oil trucks; premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

597-49-BZ—Application, August 12, 1949, under sections 7e and 21 of the zoning resolution, of Joseph Platzker, applicant, on behalf of Fred F. French Operators, Inc., owner, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

120-16-BZ—Vol. II—Application of Hurley, Gray and Kearney, on behalf of Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee), reopened May 10, 1949 under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board); premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

544-44-BZ—Vol. III—Application of Siegel and Green, applicants, on behalf of All States Holding Corporation, owner (Columbia Broadcasting System, Incorporated, lessee), reopened September 20, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System in lieu of conversion to garage for more than five motor vehicles; premises 418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, Part of Lot 13), Borough of Manhattan.

95-45-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Apex Garage & Service Station, owner, reopened June 28, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of existing five car garage to a motor vehicle repair shop (previously granted by the Board, the alteration and extension of existing garage) to be used in conjunction with existing gasoline service station; premises 87-24 to 87-30 Lefferts boulevard, west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens.

999-48-BZ—Application, November 24, 1948, under section 7i of the zoning resolution, of Louise Schmidt, owner, (Louis Cantarella, lessee), to permit in a business and business 1 use district, the change in occupancy from non-storage garage to motor vehicle repair shop; premises 33 Van Duzer street, east side, 284.75 ft. south of Victory boulevard (Block 498, Lot 35), Tompkinsville, Borough of Richmond.

CALENDAR

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

627-49-BZ—Application, August 5, 1949, under sections 7c, 7i and 7j of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubricatorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

666-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 13/4 inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

542-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 60.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

573-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

68-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Casper P. Colla, applicant, on behalf of Isaac Rothblum and Ruth Rothblum, owners, to permit in a residence use district, the change in occupancy from doctor's office to antique shop (store);

premises 147 West 86th street, north side, 267 ft. east of Amsterdam avenue (Block 1217, Lot 113), Borough of Manhattan.

687-49-BZ—Application, October 5, 1949, under sections 7c, 7i, 7e and 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Village Chevrolet Company, Incorporated, owner, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced; premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

193-49-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Robert L. Meruk, owner, reopened October 25, 1949—re Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing building (stores) using more than the area permitted and to permit egress from stores through residence use portion of plot; premises 1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn.

194-49-A—Vol. II—1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn (reopened October 25, 1949).

223-42-SA—Smith's Aircraft Autocraft and Lifetime Welding Torches and Smith's Aircraft Autocraft and Lifetime Cutting Assemblies and Lifetime Cutting Torches.

470-49-SA—Otis Elevator Company Elevator Hoistway Doors and Entrances, Swinging and Single Slide Two-Speed and Center Opening.

970-48-SM—Anderson Carbonator Safety Valve.

505-49-SA—Byron-Jackson Company Deep Well Type Stripping Pump, Model 10-LS 2-K.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 15, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

542-49-A—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn.

636-49-A—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn.

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

634-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 22, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicant, on behalf of Philip Vinticino, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

716-49-A—89-01 to 89-10 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens. (Under section 35, General City Law—re bed of mapped street — proposed widening of Parsons boulevard).

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 22, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

583-49-A—398 Beach 25th street, southwest corner of Deerfield road, (Block 269, Lot 7), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 29, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 29, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 1949, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 11, 1949, were approved as printed in the Bulletin of October 18, 1949, Vol. 34, No. 42.

ZONING APPLICATIONS

120-16-BZ—Vol. II

APPLICANT—Hurley, Gray and Kearney, for Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee).

SUBJECT—Application reopened May 10, 1949—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Gray and Jacob W. Sherman.

For Opposition: Francis Conlon, Edward F. G. Imperatore, Ralph Henderson, Stella Buzinkai, Stella Klaus, Peter Glus, John Papa, J. Espo-

sito, E. A. Courtney, Francesco Simonetti, John Wensk and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for inspection and decision without further argument.

523-48-BZ

APPLICANT—Benjamin Braunstein, for Benjamin and Harry Neisloss, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons.

PREMISES AFFECTED—220-18 to 220-28 Horace Harding boulevard, and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Thomas Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for inspection and decision without further argument.

MINUTES

100-49-BZ

APPLICANT—Henry George Greene, for M. Alden Weingart and Muriel L. Weingart, owners (Caravel Properties, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of basement apartments to a store.

PREMISES AFFECTED—212 Central Park South, south side 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and P. Van Kuhn.

For Opposition: Joseph F. Addonizio and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 A.M., for information from the Dept. of Housing and Buildings as to 208 Central Park South, and for decision by the Board.

361-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Frel Properties, Inc. and Harry Fink, owners (Harry Fink, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 1, 1949 at 10 A.M. request of the applicant to furnish information requested as to land fill.

389-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Lorenzo Blasi, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a store.

PREMISES AFFECTED—2174-2184 Haring street and 2937-2947 Avenue V. northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John G. Esposito, Samuel Match, Edw. Hoffman, Dept. of Parks and L. S. Joseph, New York City Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1949 at 10 A.M., for inspection and decision without further argument.

472-49-BZ

APPLICANT—Emil Koeppel & Son, for Philip Vinticino, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as a restaurant in basement and first floor.

PREMISES AFFECTED—41 Charles street (51 displayed), north side, 67 ft. 6 in. east of 4th street (Block 612, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Opposition: Samuel B. Seidel, Matthew Barish, Richard S. MacKenzie, Martha C. MacKenzie, Eleanor T. Seidel, I. L. Fernandez, Theresa Tehan and Luba Ardnoff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., for applicant to renotify all property owners affected within the required time.

499-49-BZ

APPLICANT—Norman Lederer & Leonard Joseph, for Joseph Cetra, owner (Reliable A and G Fuels, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage (four fuel oil trucks).

PREMISES AFFECTED—101-13 97th avenue, north side 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and Joseph Cetra.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for inspection and decision without further argument.

597-49-BZ

APPLICANT—Joseph Platzker, for Fred F. French Operators, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area.

PREMISES AFFECTED—49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Platzker.

For Opposition: James Fernando.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for inspection and decision without further argument.

632-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Subert Realty Corp., owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office, to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessories sales.

PREMISES AFFECTED—351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and S. Sporn.
For Opposition: Samuel Scheinman, B. Berman, Dorothy R. Siegel, Carmela Judice, S. Trapp, Regina Lehrer, Sarah Schermer, Ethel Klein, Denis McCarthy, Rose Steinberg, Mrs. Reiner, Celia Cohen, Mrs. Snyder, Howard A. Turner, Anna Maidman, Fannie Mill and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for inspection and decision without further argument.

460-49-BZ

APPLICANT—Alex J. MacManus, for Chalfonte Syndicate, Inc., owners (Edw. J. Fahey and Wm. J. Smith, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on an unbuilt upon portion of plot.

PREMISES AFFECTED—17-18 Washington Square North, north side, 116 ft. 2½ in. west of Fifth avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer.
For Opposition: E. G. Steinert and Edw. Hoffman, Dept. of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for full vote of the Board; date to be set. The premises and surrounding area were inspected by a committee of the Board.

THE VOTE—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2
Negative: Chairman Murdock..... 1
Absent: Commissioner Keating..... 1

193-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building (stores) using more than the area permitted.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7528, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Barrera and Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn to Vol. I and reopened as Vol. II, subject to usual procedure and set for hearing on November 15, 1949 at 10 A.M. to consider new proposal.

THE VOTE TO WITHDRAW VOL. I AND REOPEN AS VOL. II—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating..... 1

933-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Landlieb Realty Corp., owner.

SUBJECT—Application, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Jack A. Leibowitz.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (933-28-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Landlieb Realty Corporation, owner, filed January 27, 1948, an application under section 7f, 7i and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room, affecting premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens; and

WHEREAS, this case was reopened as Vol. II, on March 2, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin, laid over from time to time, and last laid over to October 25, 1949; and

WHEREAS, the district maps accompanying the zoning resolution show that Metropolitan avenue is in business and unrestricted use, D area and Class 1¼ height district; 126th street is in residence, business and unrestricted use, D area and Class 1¼ height districts; 85th avenue and the site are in residence and business use, D area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 15, 1948, on N.B. Applic. 6886-47, reads:

"2. The creation of a gasoline service station including a building for use as office, lubritorium, auto laundry, minor auto repairs, storage and boiler room, on a plot located partly in a business and partly in a residence zone is contrary to Art. 2, Sec. 3, and Art. 2, Sec. 4, subsections 2 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 53.61 and 53.52 ft. front by 108.42 ft. in depth.

MINUTES

irregular, presently vacant; that it is proposed to install a gasoline service station on the vacant lot with four 550 gallon gasoline storage tanks and four approved type gasoline pumps; that the accessory building will be 65 ft. front by 30 ft. in depth, one story, 14 ft. in height, of Class 3 construction; and

WHEREAS, the applicant contends that the accessory building will consist of a lubritorium and minor repairs with hand tools only and auto laundry and an office; that according to the city maps approximately a 20 ft. wide strip of property parallel to Metropolitan avenue, is to be taken by the city for a proposed widening of Metropolitan avenue, accordingly the owners will be driving over this strip of land which is in the bed of a mapped street; that it is impossible to determine through the city records when the actual widening of Metropolitan avenue will take place; that the proposal to erect a gasoline service station and accessory building does not propose to erect any building or install any gasoline storage tanks on this condemned strip of land; that when the actual widening of Metropolitan avenue takes place it is proposed to relocate the gasoline pumps 10 ft. back of the new building line and install a new curb cut in the new curb; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7f as to use and section 7i as to minor repairing for a term of fifteen (15) years, to permit the premises to be occupied as proposed as a gasoline service station, on condition that the premises shall be arranged substantially as proposed and indicated on plans filed with this application, marked "Received January 27, 1948" (4 sheets); that the proposed accessory building shall be arranged and located substantially as indicated and shall comply in all respects with the building code; that the boilerroom shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire-retarded and shall be enterable only from the exterior; that there shall be erected on the interior lot lines, a masonry wall not less than 6 ft. in height and properly coped; that such wall may, however, be reduced to a height of 4 ft. at the building line, ramping down from the 6 ft. height 10 ft. back from the building line; that such wall shall be of face brick on both sides, matching the brick used in the accessory building; that planting areas as indicated shall be maintained, protected with concrete curbing not less than 6 in. in height and 6 in. in width above grade; that the plot shall be leveled substantially to the grade of Metropolitan avenue and where not occupied by accessory building, pumps, planting and walls, shall be paved with concrete, tarvia or other reasonably impervious paving; that curb cuts shall be as shown and restricted to two to Metropolitan avenue, each not over 25 ft. in width, one to 85th avenue, not over 15 ft. in width and one to 126th street not over 20 ft. in width, no part of any curb cut to be nearer than 5 ft. to the side lot lines as prolonged; that the curbing may be at the present building line of Metropolitan avenue and after any widening shall be replaced by the owner to the new location as may be determined; that meanwhile the pumps may be located as proposed and not nearer than 10 ft. to the street building line and after street widening pumps shall be reset so as not to be nearer than 10 ft. to the new line of Metropolitan avenue; that gasoline storage tanks shall not exceed five 550 gallon tanks, located substantially where shown; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that minor repairs permitted under section 7i shall be restricted to minor repairing by hand tools only, carried on in the accessory building as proposed; that the greasing equipment shall be of the hydraulic type only; that signs shall be restricted to the

permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary and all roof signs, but permitting the erection within the building line of one post standard near the intersection of Metropolitan avenue and 126th street to support a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that there shall be no windows on either interior lot line of the accessory building; that the grant of this variance includes the deeding as proposed by the owner to the City of New York of the present gasoline station site covered by Lot 50 in Block 9240, in accordance with indenture as proposed, which will be subject to the approval of the Corporation Counsel and the Board of Estimate; that the release of this present gasoline station to the City and for the elimination of the use shall be made immediately after the proposed gasoline station on lot 4 is completed and a certificate of occupancy issued; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 198-48-A; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

389-29-BZ—Vol. IV

APPLICANT—Siegel and Green, for 2356 Concourse Realty Corp., owner.

SUBJECT—Application reopened July 6, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a residence use district, the one story extension to existing five story and basement new law tenement (previously granted by the Board) to be used as an additional retail store.

PREMISES AFFECTED—2356 Grand Concourse and 245 Field place, northeast corner, (Block 3159, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Sophie Diamond.

For Opposition: J. Gans.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (389-29-BZ—Vol. IV)

WHEREAS, Siegel and Green, for 2356 Grand Concourse Realty Corporation, owner, filed June 8, 1949, an application under section 7c of the zoning resolution, to permit in a residence use district the one-story extension to the existing five-story and basement new law tenement (previously granted by the Board) to be used as an additional store, affecting premises 2356 Grand Concourse and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx; and

WHEREAS, this case was reopened as Vol. IV, on July 6, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on October 25, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Grand Concourse, Field place and the site are in a residence use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1949, acting on Alt. Applic. 385-49, reads:

"A-2. New 1 story store to be erected in yard of 5 story and basement, new law tenement, entirely located in a residence use district, is contrary to Article 2, Section 3, of the zoning resolution."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot 94 ft. front by 84 ft. in depth, irregular, on which is located a building 84½ ft. front by 84 ft. in depth, 5 stories and basement, 57 ft. in height, of Class 3 construction, used as a Class A multiple dwelling and retail stores; that it is proposed to add an additional store where there now exists a yard facing the Grand Concourse, 9 ft. 6 in. front by 30 ft. in depth, one story, 12 ft. in height, of Class 3 construction; and

WHEREAS, the applicant contends that these premises are developed with a five-story and basement multiple dwelling (Class A—heretofore erected New Law Tenement), with retail stores facing the Grand Concourse along its entire frontage, except for the entrance court and the subject yard space; that the adjoining building to the north, No. 2356 Grand Concourse, is under the same ownership, and was the subject of the same resolution as heretofore mentioned and likewise has stores along its Grand Concourse frontage, except for its entrance court; that there are no living room windows opening on this part of the yard space at the 1st floor level; that about midway in this yard, there exists a one-story boiler room, with the boiler flue projecting into the subject yard, which cuts off any through access or block ventilation to Ryer avenue at the street level; that all access to the boiler room and building service is through the Ryer avenue frontage of this yard; that there is thus a small isolated vacant area facing Grand Concourse, bounded by retail stores on each side and a boiler room at its rear, completely independent from any other part of the building and serving no purpose whatsoever.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 26, 1929, as amended by resolution adopted September 20, 1938, by adding thereto:

“... that in the event the owner desires to construct an additional store facing the Concourse as proposed and indicated on plans marked ‘Received June 8, 1949,’ 3 sheets, such addition for store purpose may be permitted, provided such building is constructed as proposed and does not exceed one story in height and complies in all other respects with the requirements of the resolutions previously adopted by the Board and all other laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.”

1-49-BZ

APPLICANT—Arnold W. Lederer, for Owen Feltz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a five (5) car garage.

PREMISES AFFECTED—729 40th street (rear) north side, 200 ft. east of 7th avenue, (Block 915, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep’t of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (1-49-BZ)

WHEREAS, Arnold W. Lederer, for Owen Feltz, owner, filed January 3, 1949, an application under Sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a five (5) car garage, affecting premises 729 40th street (rear) north

side, 200 ft. east of 7th avenue (Block 915, Lot 55), Borough of Brooklyn; and

WHEREAS, a public hearing was held on October 25, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 7th avenue is in business and unrestricted use, C area and Class 1 height districts; 40th street is in residence and business use, C area and Class 1 height districts and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1948, acting on Alt. Applic. 2441-48, reads:

“1. Proposed 5 car garage within a residential district is contrary to Art. 2, Sect. 3 of the zoning resolutions.”

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a two-family frame dwelling and a five-car garage 44 ft. by 20 ft. one story, 12 ft. in height, of Class 3 construction, with frame front cornice; and

WHEREAS, the applicant contends that this one-story building was originally a stable, but with the advent of automobiles, it was changed to a five-car garage which consists of a one-story masonry building 44 ft. wide and 20 ft. deep; that the fire department inspector has insisted upon a certificate of occupancy; that no such certificate exists; that the garage in question houses but five pleasure cars; that a garage is a more appropriate building in a residence district than a stable; that a one-story public garage adjoins the subject premises to the north in Block 915, Lot 10; that the garage immediately in the rear is built up to the rear lot line adjoining our garage; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of ten (10) years to permit the existing building at the rear as proposed and as indicated on plans filed with this application marked “Received January 3, 1949,” 1 sheet, and “February 28, 1949,” 1 sheet, to be occupied by not more than five motor vehicles, all of the pleasure car type; that two such vehicles shall be owned by the residents of the two family dwelling on the same plot and three may be rented to others; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

46-49-BZ

APPLICANT—Anita D. Littell, for Anita D. Littell and Polly D. Howard, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office).

PREMISES AFFECTED—114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: George F. Mason, Jr.

For Opposition: James J. Kerrigan, Jr.

For Administration: Samuel L. Becker, Dep’t of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION (46-49-BZ)

WHEREAS, Anita D. Littell, for Anita D. Littell and Polly D. Howard, owners, filed January 27, 1949 an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the rear portion of the basement in an existing multiple dwelling to business use (office), affecting premises 114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 4, 1949 after due notice by publication in the Bulletin, and laid over to October 25, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 62nd street and East 61st street are in residence and restricted retail use, B area, Class 1½ height districts; Park avenue and the site are in a residence use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated December 28, 1948 acting on Alt. Applic. 1723-48 reads:

"A-2. Proposed change in use from multiple dwelling to business use is in violation of Article II, Sec. 3 of the Zoning Resolution and is therefore not acceptable. Note this is a residential district."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 ft. 9 in. frontage by 100 ft. 5 in. in depth, on which is located a building 18 ft. 9 in. by 77 ft. 5 in. in depth on basement story and 50 ft. in depth at 1st, 2nd and 3rd floors, 45 ft. in height, of Class 3 construction, presently used as a multiple dwelling, for which C.O. 32670-47 was issued, except for the rear portion of the basement which is used as an office (social secretarial service); that it is proposed to maintain the present use for a term of 7 years; and

WHEREAS, the applicant contends that it is proposed to maintain an office in connection with the conduct of the social secretarial service; that the basement consists of a two-room studio apartment in the front portion of the building presently occupied by one family, and three rooms in the rear portion of the building presently occupied by the applicant in the conduct of the social secretarial service in which the applicant and Mrs. Chester G. Burden have been engaged for a period of 19 years; that because of the acute shortage of suitable space meeting her requirements, the applicant purchased the building under consideration two years ago as an investment and in an effort to provide suitable space in which she could conduct her social secretarial service; that for the convenience of the applicant's clients and for the convenience of the applicant in servicing her clients' needs, it is essential that she have offices located in that section of Manhattan proximate to the large hotels, apartment houses and points of entertainment used by the type of clientele served; that prior to purchasing the property in question the applicant made every effort to find space suitable to her needs, but was entirely unsuccessful and finally, in an effort to continue her service, purchased this building; that the applicant was unaware that the use to which she intended to put a portion of the building would be considered a violation of the zoning resolution; that the service consists of mailing of invitations and announcements for social events, which are frequently held for charitable purposes together with the arrangement for the space and entertainment for such social events; that the character of the service is such that substantially all of it is conducted by telephone and mail, the space in question being employed almost exclusively as a base from which to telephone, correspond and make necessary arrangements and for the maintenance of files; that these activities in no way disturb the usual appearance of the property in the immediate

vicinity nor do they in any way create conditions objectionable to owners or occupants of neighboring buildings; that no signs are or will be maintained on the outside of the building and no indication is given that a service is conducted within the house; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that under the conditions the variance be granted for a term of two years with the understanding that the occupants will move the business use from the building within that time; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e thereof for a term of two (2) years, to permit the use as proposed and as indicated on plans filed with this application, marked "Received January 27, 1949" (5 sheets), on condition that the use as described shall not be extended and that there shall be no signs on the building advertising the use; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

91-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work and painting and spraying to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Arthur A. Walsh and William Henke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (91-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Almont Garage, Inc., owner, filed February 9, 1949 an application under section 7c of the zoning resolution, to permit in a residence use district, the addition of motor vehicle repair shop, welding, body and fender work, and painting and spraying to existing storage garage for more than five motor vehicles, affecting premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan; and

WHEREAS, a public hearing was held on June 1, 1949 after due notice by publication in the Bulletin, and laid over to September 20, 1949, then to October 25, 1949, for decision by the Board without further argument and for a report from the applicant as to the elimination of repairing work being carried on, on the second floor; and

WHEREAS, the district maps accompanying the zoning resolution show that 9th avenue is in retail and retail 1 use, B area, Class 1½ height districts, West 45th street is in retail and residence use, B area, Class 1½ height districts; the site is in a residence use, B area, Class 1½ height district; and

MINUTES

WHEREAS, the decision of the borough superintendent dated January 19, 1949 as to Alt. Applic. 2487-48 reads:

"1. Proposed change of use from an existing storage garage for more than 5 cars to a storage garage for more than 5 cars, auto repairs, welding, body and fender work, painting and spraying on premises located in a residence use district is contrary to Article II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 74 ft. frontage by 100 ft. 5 in. in depth, on which is located a building covering the entire plot, two stories, 25 ft. in height, of Class 3 construction, for which C.O. 10264-25 was issued for garage for more than five motor vehicles, 120 lbs. live load on 1st and 2nd floors (N.B. 215-25); that it is proposed to maintain the present garage use on all floors and in the cellar and to install the additional use of auto repairs and service on first and second floors; that a welding room will be installed on the second floor; and

WHEREAS, the applicant contends that the premises are presently developed with a two-story and cellar masonry building, of Class 3 construction, having a fireproof first and second floor and a wood truss and wood beam roof; that the building has a frontage of 74 ft. and is 100 ft. 5 in. in depth and was erected in 1925 under N.B. 218-25 and C.O. 10264 issued for the entire building as a garage for more than five motor vehicles; that the zone was unrestricted when said building was erected; that it is the intention of the owner to maintain the present garage use on all floors and cellar and install the additional use of auto repairs and service in the first and second floors; that the building will be used by the Taxi Terminal Garage, Inc., to store their taxis and the repair and service of said taxis; that a welding room will be created on the 2nd floor and a new counterbalanced stair will be erected on the face of the building at the 2nd floor as a secondary means of egress; that as the building is a legal garage at the present time the introduction of repairs in a non-conforming building will not affect the area; that the building will be used solely for taxis of the taxi company; and

WHEREAS, the applicant stated that the repair work formerly done without permit on the second floor has now been removed from the building and that the proposed repairing will be on the first floor only; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the additional use of motor vehicle repairing, welding body and fender work, painting and spraying as proposed to be carried on within the building on the first floor at the rear and to be only in connection with the use of the building for the storage and maintenance of motor vehicles owned and operated by the Taxi Terminal Garage, Inc., *on condition* that no repair work shall be carried on on the 2nd floor of the building; that there shall be erected and maintained on the front of the building at the second floor, a fire escape balcony with door opening thereto and with counterbalanced ladder to street to serve as a second means of exit from the building, all as proposed and shown on plans filed with this application, marked "Received February 9, 1949" (6 sheets) and "May 25, 1949" (1 sheet); that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 92-49-A; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

336-49-BZ

APPLICANT—Carl H. Salminen, for Ernest Fichtl, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—38-22 Little Neck parkway, west side, 150.65 ft. north of 39th avenue and 247-42 39th avenue (Block 8162, Lots 421 and part of Lot 399), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Carl Salminen, Herman L. Pedowitz and Ernest Fichtl.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (336-49-BZ)

WHEREAS, Carl H. Salminen, for Ernest Fichtl, owner, filed April 29, 1949, an application under section 7h of the zoning resolution, to permit in residence and business use districts, the parking and storage of vehicles affecting premises 38-22 Little Neck parkway, west side, 150.65 feet north of 39th avenue and 247-22 39th avenue (Block 8162, Lot 421 and part of Lot 399) Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on October 4, 1949, after due notice by publication in the Bulletin, and laid over to October 25, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Little Neck parkway, 39th avenue and the site are in residence and business use, D and E-1 area and Class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 27, 1949, acting on Alt. Applic. 2377-48, reads:

"1. Use of premises as parking lot for parking and storage of more than five cars in a partly residence and partly business use district is contrary to Art. II, Section 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot approximately 350 ft. by 340 ft., irregular, in area with a 48 ft. frontage on Railroad avenue and 23.75 ft. frontage on Little Neck parkway, upon which are located three one-family dwellings of Class 4 construction; that it is proposed to use the vacant portion, 126 ft. by 112 ft. and 200 ft. deep for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the proposed parking area would create additional parking facilities for the L. I. Railroad commuters, the proximity of the depot being 400' from the center of the proposed parking area; that this would also clear surrounding streets of parked cars, since present parking facilities of the railroad depot are inadequate; that the proposed parking lot would help to eliminate parking of cars in narrow streets, thus creating a safer thoroughfare for school children due to the fact there are few sidewalks in this vicinity; that the entrance to the parking area would be from Little Neck parkway and the exit from 39th avenue, as indicated on plans submitted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on condition; and

WHEREAS, the Board deemed that this was an appropri-

MINUTES

ate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two (2) years, to permit the premises within the residence and business use district, to be occupied as proposed for the parking and storage of motor vehicles, as indicated on plans filed with this application, marked "Received April 29, 1949" (2 sheets), *on condition* that the area to be so used shall be restricted to that indicated on such plans, except for a driveway as proposed from Little Neck parkway and an additional driveway as proposed across lot 421; that such driveways shall be graded substantially to the grade of the street on which they enter and shall be properly surfaced and the parking area shall also be properly surfaced with steam cinders or clean gravel treated with a binder; that where the driveway enters on Railroad avenue, the bank of the premises shall be cut away so as to make a manageable long radius turn for motor vehicles; that the motor vehicles to be parked on the premises shall be restricted to the pleasure-car type only; that during the term of this variance the premises shall be occupied for no other use and no additional building shall be erected thereon; that the parking area shall be properly enclosed with a suitable fence on all sides; that such portable fire-fighting appliances shall be maintained by the operator in the building on lot 421 as the fire commissioner shall direct; that curb cuts, when and if established on Little Neck parkway and Railroad avenue, shall not exceed 15 ft. in width each; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

392-49-BZ

APPLICANT—William F. R. Ballard, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution and section 60 of the Multiple Dwelling Law, to permit in a residence use district, the parking and storage of more than five motor vehicles and the change in occupancy of structure adjacent to heating plant from storage to garage for storage of management motor vehicles and maintenance of same and also, the storage of maintenance equipment.

PREMISES AFFECTED—177, 195, 213 Nagle avenue and 3716, 3732, 3758 and 3784 10th avenue, Blocks bounded by Dyckman street, Nagle avenue, 10th avenue and West 204th street (Dyckman Houses); (Block 2150, Lot 56 and Block 2216, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William F. R. Ballard, Max B. Schreiber and David F. Todd.

For Opposition: A. Kane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (392-49-BZ)

WHEREAS, William F. R. Ballard for New York City Housing Authority, owner, filed April 28, 1949 an application under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles and the change in occupancy of structure adjacent to heating plant from storage to garage for storage of management motor vehicles, pursuant to section 60 of the Multiple Dwelling Law, and also the stor-

age of maintenance equipment, affecting premises: blocks bounded by Dyckman street, Nagle avenue, Tenth avenue and West 204th street (Block 2150, Lot 56, and Block 2216, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 25, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Tenth avenue is in residence and unrestricted use, A area, class 1½ and 1¼ height districts; Nagle avenue is in residence and business use, A area, class 1½ and 1¼ height districts; Dyckman street and the site are in a residence use, A area, class 1½ and 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 8, 1949 acting on amendment to N.B. Applic. 181 to 189-48 reads:

"1. Proposal to use four open areas fronting Nagle Ave. for tenant parking of motor vehicles located in a Residence Use District is contrary to Sec. 3, Art. II, Zoning Resolution.

2. Proposal to change use of structure adjacent to heating plant (Bldg. #8) from storage to Garage for the storage of management and maintenance motor vehicles located in a Residence Use District is contrary to Sec. 3, Art. II, Zoning Resolution.

Note: All provisions of Sec. 21a of the Zoning Resolution should be complied with.

3. Proposed parking space on project contrary to Sec. 60, Multiple Dwelling Law.

4. Proposal to change use of structure adjacent to heating plant (Bldg. #8) from storage to Garage for the storage of management and maintenance motor vehicles is contrary to Sec. 60, Multiple Dwelling Law.

Note: Such space or structure shall be used solely for the storage of passenger motor vehicles of the tenants residing in the multiple dwellings."

and

WHEREAS, the applicant states that the premises consist of a plot, 1183.47 ft. frontage by 897.99 ft. in depth, triangular in shape, on which are being constructed the Dyckman Houses; that it is proposed to use the open spaces for the parking and storage of more than five motor vehicles; that it is further proposed to change the use of the structure adjacent to the heating plant from storage to garage for the storage of management's motor vehicles and also to store maintenance equipment; and

WHEREAS, the applicant contends that the parking spaces in question consist of four separate areas, each with its own access to the street, extending along Nagle Avenue between Dyckman Street and West 204th street; that only 106 vehicles can be parked in these areas, varying from ten cars in the space nearest Dyckman street to 44 cars in the space nearest West 204th street; that the project will accommodate 1167 families; that the structure in question is approximately 30 ft. square; that it is equipped with three overhead doors, and is designed for flexible use in connection with management and maintenance operations of the project; that this appeal, to permit the storage of non-tenant motor vehicles, as well as other maintenance equipment, is based on the following considerations: that the vehicle storage will be exclusively for management and maintenance purposes, and will not involve any commercial purposes unrelated to project activities; that management experience in large scale housing developments has demonstrated the need for such service vehicles as light trucks, snow removal equipment, and rubbish collectors; that no more than five vehicles would be stored in the subject building; that no gasoline sales or other commercial vehicle services would be provided in conjunction with this building; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under sections 7e and 7h of the zoning resolution and section 60 of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e and 7h for a term of ten (10) years as to objections 1 and 2, to permit the uses as proposed and as indicated on plans filed with this application marked "Received April 28, 1949," 2 sheets, namely parking in the areas as proposed of motor vehicles belonging to tenants of the building on the project and in building No. 8, as shown and proposed, the storage of motor vehicles used in the maintenance and management of the premises; that under the powers vested in the Board by Section 60 of the Multiple Dwelling law the Board does hereby *make a variation* in the application of section 60 of the Multiple Dwelling Law as to objections 3 and 4 cited by the Borough Superintendent provided the requirements of this resolution are complied with and that Building No. 8 involved shall not be occupied in any part as a multiple dwelling; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

463-49-BZ

APPLICANT—George J. Sole, for Henry Phipps Estates, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—41-55 Sutton Place South, east side, block front, between East 54th and East 55th streets (Block 1371, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Riegelman, George J. Sole and Harry J. Smith.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (463-49-BZ)

WHEREAS, George J. Sole, for Henry Phipps Estates, owner, filed June 6, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, affecting premises 41-55 Sutton Place South, east side of Sutton Place South, block front between East 54th and East 55th streets (Block 1371, Lot 14), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on October 4, 1949, after due notice by publication in the Bulletin, and laid over to October 25, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Franklin D. Roosevelt Drive, Sutton Place South, East 54th street, East 55th street and the site are in a residence use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1949, acting on Alt. Applic. 3/49, reads:

"2. The use of premises located within a residence district as a Parking and Storage of Motor Vehicles is contrary to Section 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. 10 in. front by 40 ft. 10 in. and 97 ft. 10 in. irregular in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that this area is constantly filled with cars parked by autoists from over the 59th street bridge and the Franklin D. Roosevelt Drive; that this congestion continues around the clock and residents of this area are hamstrung for space; that in addition, scores of automobiles from out of town and other sections of the city are parked in this neighborhood; that also at present there are insufficient garage facilities to accommodate the requirements of the Sutton area; that the apartment houses owned by the Phipps Estate show that there are insufficient garage facilities for their tenants and they are willing to make use of this open area for parking of their cars; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received June 6, 1949" (3 sheets) and "September 13, 1949" (1 sheet), *on condition* that the premises shall not be occupied for the usual public parking but shall be restricted to parking of cars of the tenants of the buildings under the same management and ownership located in Block 1371, Lot 38 and Block 1372, Lot 2 and their employes, officers and friends, *on condition* that the existing wall on the three sides of the premises shall be continued and a substantial bumper, as proposed, shall be erected at the rear toward the east at a point continuously across the premises north and south where the premises are substantially at the same level with Sutton Place; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be erected a building one story in height and 100 sq. ft. in area, which may be of frame, erected near the entrance, to be used solely as a shelter and office for the attendant for the term of this variance; that no signs shall be displayed, except there may be a sign on the wall near the entrance, not over 15 sq. ft. in area, advertising the parking and storage use and the restriction of such use as hereinbefore provided and with such other information as the commissioner of licenses may require; that such sign shall not be illuminated and shall not extend beyond the building line; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; that the curb cut shall not exceed 15 ft. in width as indicated; that the space to be occupied shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and rolled; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

480-49-BZ

APPLICANT—William H. Byrne, for Patrick R. O'Connor, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1568-1580 Purdy street, east side, 298 ft. north of St. Raymond avenue (Block 3948, Lot 70), Borough of The Bronx.

APPEARANCES—

For Applicant: John H. Finn and James F. Matthews.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (480-49-BZ)

WHEREAS, William H. Byrne, for Patrick R. O'Connor, owner, filed June 2, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, affecting premises 1568-1580 Purdy street, east side, 298 feet north of St. Raymonds Avenue (Block 3948, Lot 70), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on October 25, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Purdy street is in residence and unrestricted use, D area and Class 1 height districts; Castle Hill avenue is in a retail use, D area and Class 1 height district; and the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 4, 1949, acting on Alt. Applic. 350/49, reads:

"1. Proposed parking and storage of motor vehicles in a Residence District, is contrary to Article II, Section 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 102 ft. in depth, presently vacant; that it is proposed to use the vacant lot for parking and storage of motor vehicles and to erect a shelter 9 ft. by 12 ft., one story in height of Class 4 construction; and

WHEREAS, the applicant contends that to erect a conforming residential use is very impractical, as directly across the street to the west of the subject site is an unrestricted use district; that in the block directly opposite is a plant of the Consolidated Edison Co. of N.Y.; that one building on the corner is used for an office building, the next one directly north is a garage and the balance of the property is used for storage purposes; that there are three storage warehouses and the yard is used for the same purpose; that to the north of this property are three small frame dwellings, very old, in poor condition and below the present grade of Purdy Street; that next is a brick building used as a slaughterhouse for chickens and to the north of this a large four-story garage; that the improvements to the south of this property consists of an old-frame house and a large piece of vacant land, mostly below grade; that this vacant property has several old stone foundations; that to the north of the site in question are several old frame dwellings, a concrete block building used for bailing waste paper, a junk yard and a fairly modern brick building on the corner; that the property adjoining the subject site on the east is in the business use district and improved with one-story taxpayers and other store buildings; that due to these conditions, this particular parcel would be very unattractive to any home owners, builder or investor who would wish to use it for residential purposes; that this property is within a block or two of the large Parkchester development of the Metropolitan Life Insurance Co.; that there are many multiple family houses in this development and most of the tenants own cars; that the present garage facilities of this development are not adequate to store all these vehicles with the result that many are left on the streets, both in the development and those adjoining it; that this is true of Purdy street, particularly all day and every night many cars are parked on both sides of this street; that the use of this property as a parking lot would somewhat alleviate this condition; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the ap-

plication be and it hereby is granted under section 7h for a term of two years to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received June 2, 1949" (2 sheets) and "October 5, 1949" (1 sheet), on condition that the premises shall be leveled substantially to the grade of Purdy street and shall be surfaced with clean gravel, steam cinders or other suitable material, properly rolled and treated with a binder; that there shall be erected on the interior and street building lines a substantial woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height with no openings thereto except two openings to Purdy street with curb cuts opposite not exceeding 15 ft. in width; that substantial gates of similar construction shall be maintained and kept closed at such times as the parking lot is not in operation; that adequate aisles shall be maintained at all times for easy entrance and egress; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be a building not over one story in height and 100 sq. ft. in area, which may be of frame, erected near the entrance, to be used solely as an office and shelter for the attendant; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and storage use and the rates charged and such other information as may be required by the commissioner of licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

607-49-BZ

APPLICANT—William M. Dowling, for Mowbray Realty Co. Inc., owner (Terrace Management Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards; and the parking and storage of motor vehicles upon unbuild upon portion of the plot.

PREMISES AFFECTED—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99; 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86; 68-43 to 68-67; 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32; 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive, 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: William M. Dowling and Charles H. Mulligan, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

MINUTES

THE RESOLUTION (607-49-BZ)

WHEREAS, William M. Dowling for Mowbray Realty Company, Inc., owner, Terrace Management Corporation, lessee, filed September 6, 1949, an application under Sections 7h and 21 of the zoning resolution, to permit in a residence use, E area district, the erection of more than one building on a lot without the required side and rear yards, and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot, affecting premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99; 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86; 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32; 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive, 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens; and

WHEREAS, a public hearing was held on October 4, 1949, after due notice by publication in the Bulletin, and laid over to October 25, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Park Drive East is in a residence use, E and D area and Class $\frac{3}{4}$ height district; Jewel Avenue is in a residence use, E area and Class 1 and $\frac{3}{4}$ height district; 138th street and 68th drive are in a residence use, E area and Class 1 and $\frac{3}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1949, acting on N.B. Applications 4528 to 4564-49 reads:

"3. The erection of more than 1 building on a plot, is contrary to Sec. IV of the zoning law.

6. One side yard is required for each building, in compliance with Sec. 15(a) of the zoning law.

7. Rear yards are required in compliance with Sec. 17(a) and Sec. 15(a) of the zoning law.

8. The parking of groups of cars on a plot located in a residence zone, is contrary to Art. 2, Sec. 3 of the zoning law."

and

WHEREAS, the applicant states that the premises consist of 3 plots: 285 ft. front by 1373 ft. in depth, irregular in area; 729 ft. front by 604 ft. in depth, irregular in area; 698 ft. front by 494 ft. in depth, irregular in area; presently vacant; that it is proposed to erect 37 groups of buildings consisting of 373 units of two families each, comprising 746 apartments, two stories in height, of Class 4 construction; that it is also proposed to use a portion of the unbuilt upon portion for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that all of the building units are to be rented and cannot be sold separately; that veterans will be given preference; that if each so-called group could be deemed one building, each group building could be considered as substantially in compliance with the area requirements of the zoning resolution as to side and rear yards; that the net coverage of the residential buildings (29.8 acres, streets excluded) is .232%—25 families to the net acre; that in order to eliminate the fire hazard of parking cars in the public streets, the project is designed to provide two garage compounds to store 88 cars; that to take advantage of the natural slope of the land on Park Drive East, a garage compound with its rear wall designed as a garden wall, is situated on the bank approximately 15 ft. above Park Drive East; that the entrance to the compound is shielded from Park Drive East by a rear road off 136th street; that the second compound is planned along the property lines of Cedar Grove Cemetery, acting as a screen between the residential buildings and the cemetery; that 20

building units of two families each will store 3 cars each between fire walls and 19 building units of two families each will store two cars between fire walls; that due to the severe grade conditions, garages will be entered from the rear of the buildings on a low level, the residence buildings above will be only two stories high above their entrance levels at the front of the buildings; that open parking spaces distributed over the project in the wide rear courts provide for 112 cars; that all garage compounds and off-street open parking areas are screened from the streets by buildings and the wall designed as a garden wall, on Park Drive East; that the total off-street parking and the garage storage space will provide for 300 cars, in accordance with the requirements of the F.H.A.; that laundries, general storage spaces and baby carriage spaces are located in the cellars and distributed in the various buildings for the use of the tenants; that play spaces for pre-school children are also provided throughout the project; that all of the buildings on Park Drive east and Jewel avenue are set back 30 ft. from the property lines; that all buildings on the interior streets, namely 136th and 68th drive are set back 20 ft. from the property line; that the open spaces of the front and rear courts of the buildings will be grass areas and will be appropriately landscaped; that shade trees will be provided along all of the streets within and bounding the project; that since this project has been designed to provide the maximum of open garden landscaped spaces in the front, rear and side of all the buildings, with provision to relieve the parking of automobiles in the public streets, and to avoid undue hardships the technical objections listed above would place upon the sponsor, it is respectfully requested a variance be granted; and

WHEREAS, the Board found that the coverage is well within that permitted in the zoning district and under the provisions of section 14A, sub-sections c and e; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on condition; and

WHEREAS, the Board deemed that this application should be granted for reasons similar to those stated by the Board in connection with calendar numbers 77-49-BZ and 78-49-A under resolutions appearing in the Bulletin Vol. 34, No. 24, dated June 14, 1949; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution as to parking and that the applicant has substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to Objection Nos. 3, 6 and 7, *on condition* that the buildings shall be located and arranged substantially as proposed and as indicated on plans and photographs filed with this application, marked "Received September 6, 1949 (20 sheets)"; and *granted* under section 7h as to Objection No. 8 for the term of the Federal mortgage on the premises, to permit the parking of groups of cars as thereon indicated; that pleasure vehicles only shall be parked and such vehicles shall belong to the tenants of the buildings on the lots and their friends; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. 608-49-A; that play spaces, landscaping, driveways and parking areas shall be surfaced and maintained as proposed and kept in good condition at all times; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

194-49-A

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7528, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Barrera and Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn as to Vol. I and reopened as Vol. II, subject to usual procedure, to consider new proposal.

THE VOTE TO WITHDRAW VOL. I AND REOPEN AS VOL. II—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

71-49-A

APPLICANT—Lama, Proskauer and Prober, for Cohen and Epstein Inc., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

198-48-A

APPLICANT—Lama, Proskauer & Prober, for Landlieb Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (198-48-A)

WHEREAS, Lama and Proskauer for Landlieb Realty Corporation, owner, filed January 17, 1948, an application pursuant to Section 35 of the General City Law, affecting premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated January 15, 1948, acting on N.B. Applic. 6886-47, reads:

"1. The erection of a gasoline service station with any part of it, in the bed of a mapped street, is contrary to Art. 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist

of a plot 53.61 ft. and 53.52 ft. irregular front by 91.25 ft. in depth, located in business and residence use E area, Class 1¼ height districts, now vacant, proposed to be used as a gasoline service station, lubritorium and minor motor vehicle repairs, auto laundry and office upon completion of the erection of a proposed one-story building, 14 ft. in height, 65 ft. by 30 ft. in area, of Class 3 construction; and

WHEREAS, the applicant contends that the present gasoline station to the west, in Block 8240, Lot 50, is owned by the same owner and will be entirely demolished and removed by the proposed widening of Metropolitan avenue and the station now proposed will only replace the one to be removed; that Metropolitan avenue is to be widened and approximately 20 ft. of this site will be removed; that it is proposed to drive over this proposed widened portion and locate the gasoline pumps thereon until such time as the widening actually takes place when said pumps will be relocated as indicated on plans filed with this application; and

WHEREAS, the Board is in receipt of a communication dated May 5, 1948, from the President of the Borough of Queens, stating that the final map adopted by the Board of Estimate and Apportionment on November 14, 1912, shows Metropolitan avenue proposed to be 100 ft. wide; that the street is not physically improved for its full mapped width; that it is proposed to widen Metropolitan avenue about 20 ft. or less on the south side; that there is no proceeding now pending nor has there been a proceeding instituted to acquire title to Metropolitan avenue; that funds have been allocated for studies to minimize damage to property when the street is acquired; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 6886/47, objection 1, be and it hereby is *modified* and that the appeal be and it is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the use of the portion of the premises (as proposed) within the proposed widening of Metropolitan avenue, *on condition* that no structures or equipment other than as permitted under resolution adopted this day under Cal. 933-28-BZ, Vol. 2 shall be installed or maintained; that when the widening of Metropolitan avenue and the other adjoining streets affected is determined by the city, the premises shall be arranged by the owner to meet the requirements of the Board's resolution adopted under Cal. No. 933-28-BZ, Vol. II, this day.

92-49-A

APPLICANT—Lama, Proskauer and Prober, for Almont Garage, Inc., owner (Taxi Terminal Garage, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (92-49-A)

WHEREAS, Lama, Proskauer and Prober, for Almont Garage Inc., owner, Taxi Terminal Garage, Inc., lessee, filed February 9, 1949, an appeal from a decision of the borough superintendent, affecting premises 413-419 West 45th street, north side, 176 ft. west of 9th avenue (Block 1055, Lot 23), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent,

MINUTES

dated January 19, 1949, acting on Alt. Applic. 2487/48, reads:

"2. As building is of Class 3 construction and is to be occupied by above uses same is contrary to Sec. 4.1.2 of Bldg. Code.

"3. Means of egress must conform with Sec. 270 and Sec. 272 of Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, 74 ft. by 100 ft. 5 in. in area, on a lot of same area, erected in 1925, Class 3 construction, located in a residence use, B area, Class 1½ height district; used and occupied since 1925 as follows: cellar, boiler room, storage garage for more than five motor vehicles, 5 persons; 1st and 2nd floors, storage of more than five motor vehicles, 5 persons per floor; proposed to be used and occupied: cellar, same, 2 persons; 1st floor, storage of more than five motor vehicles and auto repair shop, painting and spraying, 6 persons; 2nd floor, repairing, body and fender work and storage garage for more than five motor vehicles, five persons; that the building is equipped with one 3 ft. 8 in. wide steel, fireproof stairs, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street; that there is one fire escape at the front of the building leading to the street by counter-balanced stair; that windows and doors on the course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #10264, issued November 20, 1925, on N.B. Applic. 218-25 permits the use of the cellar, 1st and 2nd stories for garage for more than five (5) autos; 5 persons per floor, liveload on 1st and 2nd stories, 120 lbs. per sq. ft.; and

WHEREAS, the applicant contends that the premises are developed with a 2-story and cellar, masonry building, having a fireproof 1st and 2nd floor with wood doors and wood beam roof; that the building was erected in 1925 under N.B. Applic. 218 and Certificate of Occupancy 10264 was issued upon its completion; that at the time of erection the building was in an unrestricted use district; that it is proposed to maintain the present garage on all floors and cellar and install the additional use of motor vehicular repairs and service on the first and second floors and use the building by the Taxi Terminal Garage, Inc. to store taxicabs and repair and service them; that the welding room will be erected on the second floor and a new counterbalanced stair will be erected on the front of the building at the second floor as a secondary means of egress; that as to Objection 2, the building has an interior fireproof enclosed stair 3 ft. 8 in. wide leading to street and roof; that there is also a ramp from the street to the second floor and from the street to the cellar; that the second floor will have the present interior stairs, new exterior counterbalanced stair and present ramp and its occupancy will be limited to five persons and only two occupants will be in the cellar only occasionally; that as to Objection 3, although the building is of Class 3 construction, the first and second floors are fireproof and the building is fireproof with the exception of the roof; that there is a metal covered ceiling under the roof trusses.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2487/48, objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall comply in all respects with all laws, rules and regulations applicable thereto and that the resolution adopted this day under Cal. 91-49-BZ, including the proposed second means of exit from the second floor as therein provided shall be complied with.

608-49-A

APPLICANT—William M. Dowling, for Mowbray Realty Co., Inc., owner (Terrace Management Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East, 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: William M. Dowling and Charles H. Mulligan, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (608-49-A)

WHEREAS, William M. Dowling, for Mowbray Realty Co., Inc., owner; Terrace Management Corp., lessee, filed September 6, 1949, an appeal from a decision of the borough superintendent and an application pursuant to Section 35 of the General City Law to permit the erection of buildings in the beds of mapped streets and an applicant pursuant to Section 36 of the General City Law, to permit the erection of buildings without access to an officially mapped street or highway, affecting premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99 and 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28, 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33 and 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07 and 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45 and 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1949, acting on N.B. Applications 4528-4564/49, inclusive, reads:

"1. The construction of any building in the bed of a mapped street, is contrary to Art. 3, sec. 35 of the General City Law.

"2. The erection of any building without access to an officially mapped street or highway is contrary to Art. 3, Sec. 36 of the General City Law.

"4. The erection of groups of contiguous frame buildings with more than 2 buildings in any group, is contrary to sec. 4.1.3 Bldg. Code.

"5. A fire escape or other secondary exit is required for each story of the buildings that will be provided with cellar garages (sec. C19-67.0 Administrative Code)."

and

MINUTES

WHEREAS, the applicant states that the premises consist of approximately 32½ acres, located in a residence use, E area, Class 1 height district, upon which it is proposed to erect a group of two-story frame, two-family dwellings, 22 ft. 8 in. in height, for the accommodation of 746 families and accessory garages having facilities for 188 cars, as well as to provide parking facilities for accessory parking of 112 motor vehicles, as indicated on plans filed with this appeal, marked "Received September 6, 1949" and as described in application for a zoning variance filed under Cal. 607-49-BZ; and

WHEREAS, the applicant contends that the dwellings will consist of 373 two-story frame, brick veneered buildings with pitched roofs, each consisting of two families, so attached to comprise 37 groups of attached structures; that all the building units will be rented and cannot be sold separately; that the project has been designed under the provisions of Section 608 of the National Housing Act; that the street layout has been made in accordance with the requirements of the Topographical Bureau of the Borough of Queens, for which layout, Alteration Map 3368 was prepared by the Borough President and submitted to the Board of Estimate; and on August 18, 1949, under Cal. #280 this map was referred to the City Planning Commission; that the building groups contain attached two-family dwellings, each separated by fire walls, each provided with entrance opening directly on a public street or on a wide open landscaped court with 5 ft. wide sidewalks leading directly to a public street; that the unpierced 8 in. masonry wall between the two-family dwellings will extend from the concrete footings to the underside of the peaked roofs; that the buildings will be faced with brick veneer and where division walls occur they will be fire-stopped as indicated on plans filed; that the stairways will be individual stairs provided to the second floor apartment in each two-family unit; that all partitions and ceilings of the apartments other than the masonry fire walls will be covered with ¾" perforated rock lath and ½" gypsum plaster; that where garages will occur under the dwellings, walls will be of brick and concrete with steel supporting girders and lally columns and the garages will be provided with metal overhead doors; garage ceilings will be fire-retarded with rock lath and gypsum plaster; garage floors will be concrete; that where the garages occur under the dwellings, due to severe grade conditions, they will be entered from the rear in the lower level and the residence buildings above will be only two stories above their entrance at the front of the buildings; that there will be no entrance or pierced walls or openings from the garage to the residence portions of the buildings; that 20 of the two-family units will each store three cars and 19 will store two cars each; that the garages will be used for the storage of pleasure cars of the tenants only; and

WHEREAS, the premises and area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this appeal should be granted for reasons similar to those stated by the Board in connection with calendar numbers 77-49-BZ and 78-49-A under resolutions appearing in the Bulletin, Vol. 34, No. 24, dated June 14, 1949.

Resolved, that the decision of the borough superintendent acting on N.B. Applications 4258 to 4564/49, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 4, to permit the construction of buildings deemed by the Board to be multiple dwellings, substantially as proposed, except that where frame construction is shown above the first story, such construction of the second story and the gable ends of the buildings shall be of masonry, which may be faced with fireproof siding; and as to Objection 5, that a fire escape may be omitted, provided the buildings are not over two stories in useable height at the front; and *withdrawn* as to Objections 1 and 2, to comply, in view of the action by the Board of Estimate, effective October 13, 1949; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as

modified this day by resolution adopted under Cal. No. 607-49-BZ.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

476-44-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened October 18, 1949 re amendment of resolution—re U. S. Gypsum 2" Solid Long Length Rocklath and Plaster Partition (previously approved).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (476-44-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 21, 1949

Re: Cal. No. 476-44-SM.

Subject: Amendment of Resolution as to Use of Materials.

The United States Gypsum Company, New York, requested by letter dated September 28, 1949, that the resolution adopted by the Board November 28, 1944 and further amended June 11, 1946, April 15, 1947, July 22, 1947 and July 19, 1949, be reopened and amended to clarify the intent of the resolution. The application was reopened by a vote of the Board October 18, 1949.

Purpose

The purpose of the requested amendment is to clarify the intent of the Board's approval of the specific assembly of component parts previously tested and approved under Cal. No. 476-44-SM.

Recommendation

On the basis of examination the Committee on Test recommends that the resolution adopted November 28, 1944 and amended June 11, 1946, April 15, 1947, July 22, 1947 and July 19, 1949, be further amended by adding the following paragraph:

On further condition that the materials used in the construction of partitions approved under this resolution shall be constructed of the same United States Gypsum Company materials and the same methods of construction used in the official tests or described in the official report by the Committee on Test.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

WHEREAS, the amendment recommended by the Committee on Test expresses the policy that should be followed as to not permitting substitution of materials; that if substitution of a material is desired as to a particular installation, an appeal can be filed based on a denial by the Borough Superintendent.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 28, 1944, as amended through July 19, 1949, in accordance with the above report.

MINUTES

869-48-SA

APPLICANT—Ward O. Steinheimer, for The DeVilbiss Company, owner.

SUBJECT—DeVilbiss Automotive Type Showroom Spraybooth (for painting automobiles), approval of.

APPEARANCES—

For Applicant: H. A. Niedhammer.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (869-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 21, 1949

Re: Cal. 869-48-SA

Subject: DeVilbiss Automotive Type Showroom Spraybooth (for painting automobiles), approval of.

The DeVilbiss Company filed September 24, 1948 an application with the Board of Standards and Appeals for approval of the DeVilbiss Automotive Type Show Room Spraybooth (for painting automobiles) under the provisions of the Paint Spraying Rules of the Board of Standards and Appeals.

Description

The DeVilbiss Showroom Spray Booth is designed to remove overspray paint and fumes from the breathing zone of the paint spray operator. The short, cross-flow exhaust air carries the paint and fumes away with a minimum of power. The booth is self supporting and can be set up any place in the automotive refinishing shop. Vehicles, that are to be refinished, may enter the booth from either or both ends.

The observation bay, which is located in one side of the booth, provides showroom setting to watch the spray painting procedure without creating a condition that might be harmful to either the observer or the spray operator. The observation bay also permits closer supervision at all times.

The cross-flow ventilation carries vapors and fumes away quickly and thoroughly due to the relatively short travel and extra broad stream of air from the filter intakes, over and under the vehicle, to the wide exhaust chamber.

The vapor-proof fluorescent lights, which are mounted above sealed wire glass windows in booth ceiling, give cool lighting. The arrangement of the reflectors assures even distribution of light without glare.

A clothes locker, which can only be entered from the outside of the booth, offers a clean, protected place to hang street and work clothes or any other items requiring clean, out-of-sight storage space.

The lock joint panel construction makes it possible to have both inside and outside smooth booth surfaces. Panels and round corner sections are locked solidly in position by small, tight-fitting strips that clamp together the full lengths of adjoining panels. This construction, along with the large ridge beam which is an integral part of the booth roof, results in a rigid, free standing structure that needs no auxiliary braces, supports or guy wires.

The large, low speed propeller type exhaust fan is installed outside the booth in the exhaust stack. The fan motor is located outside the exhaust stack and the fan is driven by V-belts which are completely enclosed in a vapor-proof housing and is explosion-proof. Both the motor and the exhaust fan have ball bearings.

The wide doors, which are located at either or both ends of the booth, are designed to permit automobiles to be pushed into and out of the booth. The solid, reinforced, all metal construction assures freedom from sagging and buckling. Spring loaded hinges are employed to keep the doors tightly closed and stops are provided to keep the doors

open when a vehicle is moved in or out of the booth. The doors fit tightly against a baffle type door frame and rubber strip seals are employed to prevent rust and dirt from entering the booth when the doors are closed.

The spun glass filters, in the side and end walls of the booth, are of sufficient number and are so arranged to permit an even flow of clean air over the wide area of the booth. The filters are of standard size and type and can be replaced quickly.

Inspection and Test

This device was inspected and tested at 1893 Richmond Terrace, S. I.; present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Ward O. Steinheimer, representing the applicant. The spray booth was properly designed and the fluorescent lighting equipment was sealed on outside of booth, so as not to be an explosion hazard.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the DeVilbiss Automotive Type Showroom Spray booth (for painting automobiles) for use in New York City, provided the booth is constructed in accordance with this report, that the lighting fixtures are placed outside the booth and that the ventilation stacks are so placed as not to open within 50 ft. of adjoining residential property, and that the booth bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 869-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance, in accordance with the above report.

408-49-SM

APPLICANT—Samuel Cohen, for World Steel Products Corp., owner.

SUBJECT—World Three Hour Hollow Metal Fire Door (panel and flush type), approval of.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (408-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 28, 1949

Re: Cal. 408-49-SM

Subject: The World 3 Hour Fire Door; Panel and Flush Type Hollow Metal; approval of.

Samuel Cohen, for World Steel Products Corporation, Bronx, N. Y., filed May 18, 1949 an application with the Board of Standards and Appeals for approval of the World 3 Hour Fire Door; Panel and Flush Types under the provisions of C26-191.0.a for uses under C26-660.0; C26-661.0, C26-662.0; C26-663.0; C26-664.0 and C26-665.0 Administrative Building Code, and as a fireproof one hour opening protective assembly under the Multiple Dwelling Law.

MINUTES

Description

A. Panel Type.

The panel door is an assembly of stiles, rails and panels. The stiles and rails are constructed of #18 USS gauge steel and are insulated with cellular asbestos. The panels consist of two #18 USS gauge steel sheets separated by 1/2" asbestos millboard giving a total thickness of the panel of 9/16 of an inch.

The rails and stiles are joined together by a seam formed in the outer edge of the stile into which the ends of the rails are placed. A #20 USS gauge steel channel is inserted and the assembly is welded along the seams on each face.

The panel moulding is made of #20 USS gauge metal.

The closure channels of #16 USS gauge steel may be either flush with the top and bottom of the door or they may be inverted. If inverted the channel is spot welded every 4" on center and if flush a 1/4" arc weld is used.

The butt and hinge reinforcement is of #10 USS gauge metal.

B. Flush Type.

The flush door is constructed of #18 USS gauge steel, reinforced at 6 inch center with #16 USS gauge channels. The door is insulated with 1 3/4" cellular asbestos.

The closure channels of #16 USS gauge steel with the legs of the channels secured to the face plates and extending the entire width of the door along the top and bottom.

Complete drawings marked 1 to 7 and marked "Rec'd. May 18, 1949" are on file with and are part of the application.

General

When doors are mounted in pairs, they are provided with an astragal attached to each door face. The astragals are 1.8" x 2" steel bar and is fastened to the door by machine screws, not over 10" on center.

The frame constructed of 14 USS gauge steel provided adjustable non-removable anchors located adjacent to each hinge. The frame was provided with hinge reinforcement, one reinforcement for each 30 inch or fraction thereof of the height of the hinge jamb. The frame was provided with a 3/4" stop along jambs and head.

Hardware. The active door is provided with an Underwriters labeled three point lock, and the inactive door is provided with an Underwriters labeled two point lock extending into the head and sill of the opening.

One panel of the door assembly is equipped with 4 1/2 in. full mortise hinge constructed of 0.180 steel and the other door section with half surfaced steel hinges of the same dimensions. The hinges are secured to reinforcement in jambs of the frame and the stile of the door.

Inspection and Test

The make up of the test doors was witnessed by J. A. Darts, Engineering Division, Committee on Test and the test doors were fire tested at the Underwriters Laboratory July 26, 1949 in the presence of Comm. C. M. Blum and Chief Engr. L. V. Huber, Committee on Test and Messrs. F. N. Sussman, E. M. Burke and S. Cohen, representing the applicant.

The complete Underwriters report. Retardant 3139 Application No. 48C3322 is on file with and is part of the application.

The opening protective assemblies (Fig. 1) were subjected to fire endurance and hose stream tests in accordance with details and procedures as outlined in Article II of the Administrative Building Code, and reported by the Underwriters Retardant 2817, Application No. 44C400, as follows:

The door assembly previously mounted in a 12 in. brick wall opening, was subjected to a fire in the furnace exposing one face of the assembly to a gas furnace controlled in accordance with standard temperature curves for a continuous period of three hours after which the panel was withdrawn from the furnace and the exposed face was immediately subjected to the impact and cooling action of a 30 lb. water stream applied for one minute and 36 seconds. Temperatures within the furnace were maintained with the area tolerance for the 3 hour period. The average tempera-

ture at the end of one-half hour on the panel door 595°—84°—511° F.; for the flush door 713°—84°—629° F., which is well within the limitations prescribed in C26-610.0 of the Administrative Building Code.

At the end of three hours, the assembly was successfully subjected to a hose stream test. There was no passage of flame through around the door during the fire exposure. The assembly movement throughout the test did not exceed 5 7/8 inches deflection towards the furnace. The temperature curve indicated that flammable material placed against the exposed face of the doors would ignite, but under conditions of installation, it is a fair assumption that there will be considerable air space between any such door and adjacent flammable material.

Recommendation

On the basis of the foregoing data, wherein the test meets the requirements of C26-610.0, the Committee recommends the approval of the World 3 Hour Fire Door Flush Type, Hollow Metal and Panel Type (with or without intermediate rail) Hollow Metal (Fig. 1), under C26-191.0.a, when constructed and hung as described herein and as having met the fire-resistive requirements for a rating of three hours for uses as follows: Under C26-660.0, as an opening protective assembly in fire walls wherein a three hour fire resistive rating is required; under C26-661.0, as opening protective assembly for use in fire partitions wherein a 1 1/2 hour fire-resistive rating is required; under C26-662.0, wherein a 3/4 hour fire resistive rating is required; under C26-663.0 for the protection of openings in interior shafts which require a fire resistive rating of 1 1/2 hours.

The foregoing recommendations include the use of either the panel or flush type doors used single or in pairs with astragal and for the increase in permissible sizes as provided in C26-610.0. It is further recommended that all opening protective assemblies manufactured under the approval shall, in addition, comply with all the detail requirements contained herein and shall be marked and inspected as provided for in the opening Protective Assembly Rules of the Board of Standards and Appeals.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

469-49-SM

APPLICANT—Samuel Cohen, for Triangle Steel Products Co., owner.

SUBJECT — Triangle 1 1/2 Hour Kalamein and Hollow Metal Door, approval of.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (469-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 18, 1949

Cal. 469-49-SM

Subject: Triangle 1 1/2 Hour Kalamein and Hollow Metal Door, approval of.

MINUTES

The Triangle Steel Products Company of Brooklyn, New York filed June 9, 1949 an application with the Board of Standards and Appeals for approval of the Triangle 1½ Hour Kalamein and Hollow Metal door under the provisions of C26-178.0.b for use under C26-660.0, 610.0, 661.0, 662.0, 663.0, 664.0 and C26-665.0 of the Administrative Building Code and the applicable provisions of the Multiple Dwelling Law and Labor Law.

Purpose

The purpose of this material is to serve as a 1½ hour fire door in walls and partitions.

Description

Kalamein Door.

This door is constructed in single panel or multi-panel. All door stile cores are white pine in one place with ½ in. by ½ in. vent grooves the entire length of the panel edge. Protective inner channel, full length of stile is #20 Ga. steel. #20 Ga. steel keeper for corner brace is spot welded to protective channel at points suitable to lock the corner brace at assembly. Core cover is #24 Ga. steel formed with lap joint to grip inner protective channel and both are tack welded at 8" O.C.

Top and bottom rail cores are white pine, top rail one piece and bottom rail 2 pieces nailed together, with ½" x ½" vent groove full length of panel edge. Protective inner channel is #20 Ga. steel. Top and bottom binder channels are #16 ga. steel, full width of door, with ends bent to receive covering at edges. Corner braces are steel ⅛" x ¾" with 5" legs. Two are spot welded to inner protective channel in locations suitable to fit into keepers on stiles ¼" asbestos board is nailed to both ends of core. Covering is #24 ga. steel, each side formed separately with lap joint to receive inner protective channel, and offset to bind asbestos edges, and long enough to overlap binder channel. Twenty-four ga. covering is folded over binder channel. Inner protective channel is tack welded to 24 ga. covering.

Intermediate rails for multi-panel doors are of same construction except that binder channels occur at top and bottom of door only.

All panels are ⅜" thick asbestos millboard glued with phenol glue under pressure between 2 sheets of #24 ga. steel.

Panel mouldings are #20 ga. steel with vent holes 11" OC. Corners are welded with panel in place.

Legs of panel moulding are inserted into the lap groove of the stiles and the top and bottom rails are assembled with the free legs of the corner braces entered into the keepers at all four joints of stiles and rails. Stiles are secured to top and bottom binder channels by means of 10 P. nails, and 24 Ga. covering is lapped over legs of channels and tack welded at 2 places at stiles only. Vent holes are drilled in top and bottom binder channels in line with ½" x ½" vent. Joints between stiles and top and bottom rails are arc welded ¾" long in two places at top rail and 3 places at bottom.

Lock is any standard make or design. Hinges are half surface minimum 4½" or spring type.

Hollow Metal Door.

Frame is #16 ga. hollow metal in accordance with manufacturer's standard shapes, with welded corners, steel bottom spreader #16 Ga. angles for fastening to floor construction and with at least 3 strap or "T" anchors for each jamb leg for solid anchorage to masonry walls. Reinforcement for hinges to be a minimum of #10 ga. and to be at least 6" longer than size of hinges. Lock reinforcement to be similar and all to be spot welded to inside face of jamb.

Stiles are #18 ga. steel in one piece completely filled with air cell asbestos instead of white pine core. Keeper for corner brace is omitted. Top and bottom rails formed in two pieces, joined at inner edge with #20 ga. channel tack welded as shown on plate 2 section A-A. Joined at the outer

edge with #16 ga. binder channel by means of spot welds 3" O.C. The sides finish flush with the legs of the binder but do not overlap. Corner brace is omitted. Rails are then completely filled with air cell asbestos instead of white pine core. Intermediate rails for multi-panel doors are of same construction except that binder channels occur at top and bottom of door only. Panels and mouldings remain exactly the same as for Kalamein door. Door is assembled exactly the same as Kalamein door except that no corner braces are used. Doors are hung on steel butt hinges or spring hinges not less than 5" x 5". Reinforcements for hinges are a minimum of #10 ga. and 6" longer than the size of the hinge. Lock reinforcements are formed with a #14 ga. box inserted in the door stile at lock and spot welded to both faces of lock stile. Reinforcing box for lock shall be at least 16" long. Inside of lock box reinforcement to be lined with ⅛" sheet asbestos all around and for full height of box and to meet stopping point of cell asbestos above and below lock. Lock is any standard make or design.

Inspection and Test

The make-up of the test door was witnessed by L. V. Huber of the Committee on Test and the test door was fire and hose stream tested at Protexol Testing Laboratory at Kenilworth, N. J. on July 14, 1949 in the presence of Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, Samuel and Herman Seer and Samuel Cohen of the Triangle Steel Products Company. The test was conducted by Rollin C. Bastress and F. A. Hartman of the Laboratory. The complete report of the Protexol Testing Laboratory Test #182 is on file and is a part of the record.

The opening protective assemblies were subjected to fire endurance and hose stream tests in accordance with details and procedures as outlined in Article 11 of the Administrative Building Code, and reported in report of Protexol Testing Laboratory No. 44C400, as follows:

The door assembly previously mounted in a 12 in. brick wall opening, was subjected to a fire in the furnace exposing one face of the assembly to a gas furnace controlled in accordance with standard temperature curves for a continuous period of one and one half hours after which the panel was withdrawn from the furnace and the exposed face was immediately subjected to the impact and cooling action of a 30½ lb. water stream applied for one minute. Temperatures within the furnace were maintained with the area tolerance for the 1½ hour period. The average temperature at the end of one-half hour was 660°—100°—550° F., which is well within the limitations prescribed in C26-610.0 of the Administrative Building Code.

Recommendation

On the basis of the foregoing data, wherein the test meets the requirements of C26-610.0, the Committee recommends the approval of the Triangle 1½ Hour Kalamein and Hollow Metal Door, under C26-191.0, a, when constructed and hung as described herein and as having met the fire-resistive requirements for a rating of 1½ hours for uses as follows: Under C26-660.0, as an opening protective assembly in fire walls wherein an hour fire resistive rating is required; under C26-661.0, as opening protective assembly for use in fire partitions wherein a 1½ hour fire-resistive rating is required; under C26-662.0, wherein a ¾ hour fire resistive rating is required; under C26-663.0 for the protection of openings in interior shafts which require a fire resistive rating of 1½ hours, under Article 1, Section 4, Item 10 of the Multiple Dwelling Law, which provides for a fire resistive rating of one hour when used in fire-proof partitions.

The foregoing recommendations include the use of either the Kalamein or Hollow Metal doors, and for the increase in permissible sizes as provided in C26-610.0. It is further recommended that all opening protective assemblies manufactured under the approval shall, in addition, comply with all the detail requirements contained herein and shall be marked and inspected as provided for in the opening Pro-

MINUTES

pective Assembly Rules of the Board of Standards and Appeals.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

555-49-SA

APPLICANT—Hobart Manufacturing Co., owner, (Maytag Atlantic Co. Inc., Agent).

SUBJECT—Kitchen-Aid Home Dishwasher—Models KD-10 and KD-20, approval of.

APPEARANCES—

For Applicant: James S. Steele.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (555-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 21, 1949

Re: Cal. 555-49-SA.

Subject—Kitchen-Aid—Home Dishwasher, Models KD-10 and KD-20; approval of.

Hobart Manufacturing Company, Troy, Ohio filed July 9, 1949, an application with the Board of Standards and Appeals for approval of the Kitchen-Aid — Home Dishwasher—Models KD-10 and KD-20 under the provisions of C26-178.0.b and C26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

The Kitchen-Aid—Home Dishwasher, Models KD-10 and KD-20 are designed for automatic dishwashing.

Description

The two models KD-10 and KD-20 are identical in construction and operation, the difference in the two models being that Model KD-10 is not equipped with a cabinet enclosure while Model KD-20 has a cabinet enclosure.

The dimensions of the KD-10, designed to fit under a counter, are 24 inches wide by 24½ inches deep and 34½ inches high and the weight is approximately 210 pounds.

The dimensions of the KD-20 are 24 inches wide by 25 inches deep by 36 inches high and the weight is approximately 245 pounds.

The operation is fully automatic and is as follows:

The operator loads the dishes into the racks, the appliance having a capacity for a complete service for 8, adds the detergent or soap; closes the door and presses the start button. From thereon in the operation is automatic. The machine automatically fills with hot water, washes, drains, refills, rinses and dries. The drying being accomplished by forcing air, warmed, by means of a 1000 watt cone type heater element, and forced by a small blower fan over the dishes and then out at the bottom edge of the front door.

The entire operation requires 31 minutes and uses 7¼ gallons of water.

The washing action is accomplished by the wash arm principle. The wash air is located directly beneath the lower dish rack. A motor driven pump forces the water, under pressure, through the wash arm and out the six slotted openings, spaced along the arm. The reaction of the water

rushing from these openings, two of which are set at an angle causes the wash arm to rotate which causes the streams of water to play over the entire area.

The machine is equipped with an interlock switch on the door, which permits the door to be opened at any point in the cycle without disturbing the cycle of operation or splashing water into the room. If the door is opened during the cycle the operation ceases and on closing the door the operation picks up at the point of interruption and continues until cycle is completed.

The machine is equipped with a strainer system for removal of food waste. The system comprises two strainer pans. The larger one with small perforated holes is square in shape and has a funnel-shaped section underneath. It covers completely the top of the water compartment and the funnel section reaches down to the drain outlet. The pump is underneath this strainer and on the outside of the funnel section. The second strainer, with slightly larger perforations is a small saucer shape strainer which sits in the larger strainer at the top of the funnel section. Thus any waste is strained and all coarse materials may be removed.

The water supply enters through an air gap arrangement located on the outside of the wash compartment with the water supply tubing at a fixed elevation in a cast flat funnel with a curving apron on the outer edge of the funnel. The vertical distance from the water supply tubing to the edge of the curving apron varies from ½" to 1⅜", averaging a slight excess of 1". The air gap on the unit is located 11" above the bottom elevation of the door opening and 13" above the overflow in the wash compartment.

The unit is designed with separate trap and vent for connection to house waste system.

Inspection and Test

A model KD-10 was inspected and tested July 20, 1949 at 32 Vanderwater Street, New York City. Present at the test were Comm. C. M. Blum; Chief. Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test, Messrs. O. J. Burke and J. S. McCormack, Dept. of Water Supply, Gas and Electricity, B. Vennes, Dept. of Health and Messrs. A. W. Wright and A. M. Shaw, representing the applicant.

The unit was subjected to two full cycles of wash; and during the course of the test the normal soap powder dosage of two ounces was increased to twelve ounces soap powder to simulate overloading. Under this overload, no suds or moisture appeared in the funnel at the air gap, and the maximum elevation of suds developed within the compartment was approximately 2 inches above the lower elevation of the door opening in this compartment, but no moisture escaped through the door under wash condition.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Kitchen-Aid Home Dishwasher, Models KD-10 and KD-20 as meeting the requirements of C26-1277.0.h Administrative Building Code when installed and operated in accordance with this report and the Submerged Inlet Rules of the Board on condition that the splash apron of the funnel at the air gap be changed to afford a minimum vertical clearance of 1" between the water supply outlet and the apron proper and further that the fill tube shall be permanently locked in place so as to render it immovable so that the 1" air gap be maintained and further that each device bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 555-49-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

563-49-SM

APPLICANT—Capitol Fireproof Door Corp., owner (Capitol Fireproof Door Corp. Joel Marcus Vice Pres., agent).

SUBJECT—Capitol—3 Hour Tin Clad Door, approval of.

APPEARANCES—

For Applicant: Joel Marcus.

For Opposition: Hyman Hecht.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test; approval rescinded. Application laid over for further consideration. Date to be set.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE VOTE TO RESCIND APPROVAL—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 1949, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

561-49-A

APPLICANT—O. Edwin Kurth, for Wm. H. & Geo. E. Brower, owners (Michael McCabe & Michael McQuire, lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—997 3rd avenue, east side, 60.3 ft. north of East 59th street (Block 1414, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: O. Edwin Kurth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (561-49-A)

WHEREAS, O. Edwin Kurth, for Wm. H. & Geo. E. Brower, Inc., owner; Michael McCabe and Michael McQuire, lessees, filed July 13, 1949, an appeal from a decision of the borough superintendent, affecting premises 997 Third avenue, east side, 60.3 ft. north of East 59th street (1st and 2nd floors); (Block 1414, Lot 3), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1949, as to amendment to Alt. Applic. 2463/48, reads:

"1. Exits as proposed are not acceptable in accordance with Article 7 Bldg. Code."

and

WHEREAS, the applicant states the building is two stories, 29 ft. 6 in. in height, 20 ft. 1 in. by 100 ft. in area at 1st floor, 20 ft. 1 in. by 88 ft. 6 in. in area at 2nd floor, Class 3 construction, erected approximately in 1876, located on a lot 20 ft. 1 in. by 100 ft. in area, in a business use, B area, Class 1½ height districts, used and occupied since 1923; Cellar, storage, boilerroom and kitchen, 1 person; 1st floor—restaurant, cabaret, 186 persons; 2nd floor—dance hall, 157 persons; proposed to be used and occupied: Cellar, same; 1st floor, restaurant—cabaret, 186 persons; 2nd floor, dance hall, 157 persons; that the building is equipped with one interior 3 ft. 8 in. wide stairs, constructed of wood from 1st to 2nd floors and of steel from 2nd floor to roof, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors leading direct to street and to roof bulkhead, and one rear stairway 3 ft. 2 in. wide of wood construction, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors; that this stair leads from 1st floor to cellar at rear and from 1st to 2nd floors at rear; that the building is also equipped with a front fire escape balcony at 2nd floor level with a 2 ft. 6 in. counterbalanced ladder to grade and 18 in. gooseneck ladder to roof; that access to the fire escape balcony at the front of the 2nd story is by means of a 2 ft. 6 in. fireproof, self-closing door; that windows on course of fire escape are wood frames and sash; that Certificate of Occupancy 5845 issued January 29, 1923, permits the use and occupancy of the building as follows: Cellar, storage; 1st floor, restaurant, 50 persons; 2nd floor, dance hall, 50 persons; and

WHEREAS, the applicant contends that exits consist of the following: 1st floor—one stairway at north wall leading from street to second floor, 3 ft. 4 in. and 3 ft. 8 in. wide, of wood construction, enclosed in fire-retarded partitions both sides and equipped with fireproof, self-closing doors 3 ft. wide at top and bottom, equipped with exit lights and signs; that one stairway at south wall toward rear, extending from 1st to 2nd floor, 3 ft. 2 in. wide, constructed of wood, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors top and bottom and exit signs and lights; that two exit doorways at front lead to street, one 4 ft. 4 in. and the other 3 ft. 6 in. in width; second floor—one stairway at north wall near front, extending to roof through a bulkhead 3 ft. 8 in. wide, of steel construction, enclosed in fire-retarded partitions, equipped with fireproof, self-closing 3 ft. wide doors and with exit signs and lights; that the counterbalanced stair from 2nd floor to street at front with access thereto through fireproof self-closing door 3 ft. 6 in. wide, equipped with exit sign and light, and 18 in. gooseneck ladder will be extended from this balcony to the roof; that it is proposed to provide an exit passage at rear of 2nd floor, 3 ft. wide, to the roof of the rear extension with egress from such roof to roof of extension of building to the north, which is 3 ft. above, by an 18 in. wide iron ladder and to roof of building to the east, 4 ft. above, by 24 in. iron steps and to roof of 997 Third avenue by gooseneck ladder 24 in. wide; that on the roof of 997 Third avenue the building in question is proposed to be equipped with iron steps 3 ft. 8 in. wide with handrails both sides, to connect the different levels of the roof, the rear level of which is 1 ft. above the roof of the adjoining building to the south and the front level to the roof of building in question is at the same level as the five buildings adjoining to the north; and

WHEREAS, the applicant further contends that the occupancy requested will occur only on Fridays, Saturdays and Sundays, at night between the hours of 10 P. M. and 1 A. M.; that at all other times the occupancy of the 1st and 2nd floors will not exceed 100 persons; that it is therefore requested the Board modify the decision of the borough superintendent for the reason that the requested occupancy will occur only occasionally and in view of the proposed additional exit facilities, as indicated on plans filed with this appeal; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated June 29, 1949, is based on amendment filed June 2, 1949, for the purpose of omitting the sprinkler system in the building in view of the additional exit facilities proposed; and

WHEREAS, Alt. Applic. 2463/48 filed with the borough superintendent December 21, 1948, proposed an occupancy of 46 persons on the 1st floor and 132 persons on the 2nd floor and was accepted by the borough superintendent December 28, 1948, with a notation: "Considered that improvement of exits plus complete sprinklering of building is acceptable"—and the accompanying plan and application was approved by the borough superintendent December 29, 1948; that amendment filed January 21, 1949 proposed to increase the occupancy to 186 persons on the 1st floor and 157 persons on the 2nd floor; that this amendment was approved January 26, 1949, by the borough superintendent and permit issued February 14, 1949, to perform the entire work described in the application and the permit subsequently issued March 31, 1949, for the iron work involved; that construction amendment filed April 7, 1949, relative to strengthening floors on 1st story was approved April 7, 1949 and later withdrawn by amendment filed April 13, 1949; that amendment filed March 31, 1949 indicated as approved April 27, 1949, submitted details of steel counterbalanced stairs; that the amendment filed June 2, 1949 and the decision upon which this appeal is based proposed to omit the sprinkler system and to provide additional exit facilities, consisting of a fire-retarded passage from rear of 2nd floor to roof at rear with ladder from main roof and to provide steps connecting different levels of main roof and gooseneck ladder from balcony of front fire escape to roof; and

WHEREAS, the applicant states that the ceiling construction will be as follows: Cellar ceiling $\frac{1}{2}$ in. plaster boards with joints pointed; 1st story ceiling—stamped metal; second story ceiling, stamped metal; that the cellar stair enclosure will be of fireproof construction; that the transportation of food from the cellar kitchen to 1st floor will be by means of stairs; that no food will be transferred to 2nd floor from kitchen in cellar; that the capacity of the front stairs is 35 persons; that the ceiling under the roof of rear extension is stamped metal.

Resolved, that the decision of the borough superintendent dated June 29, 1949 acting on Alt. Applic. 2463-48, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the exits on the cellar, 1st and 2nd floors, and the roof shall be constructed and maintained as proposed and as shown on plans filed with this appeal marked "Received July 13, 1949," four sheets; that the building shall not be increased in height in rear area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the occupancy shall not exceed a total of 186 persons on the first floor and 157 on the 2nd floor as stated to have been approved by the borough superintendent and permit issued February 14, 1949; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct.

9-49-A

APPLICANT—Julius S. Rapson, for Bruce Macdonald, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—147-05 240th street, southeast corner 147th avenue, 240-08 147th avenue, S.S. 42.53' east 240th street, 240-12 147th avenue, S.S. 85.06' east 240th street, 240-16 147th avenue, S.S. 42.53' west Edgewood street, 147-06 Edgewood street, southwest corner 147th avenue, (Block 13740, Lots 14, 16, 18, 20 and 22); 240-58 Edgewood street, northwest corner 147th avenue, 240-01 and 240-05 147th avenue, N.S. 140.41 ft. and 90.41 ft. west Edgewood street, 239-27 147th avenue, N.S. 180.41 ft. west Edgewood street, and 240-46 Edgewood street, southwest corner 147th avenue, (Block

13539, Lots 40, 47, 48, 50 and 77), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Bruce D. Macdonald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (669-49-A)

WHEREAS, Julius S. Rapson, for Bruce Macdonald, owner, filed September 23, 1949, an appeal from a decision of the borough superintendent, affecting premises 147-05 240th street, southeast corner 147th avenue, 240-08 147th avenue, south side, 42.53 ft. east 240th street, 240-12 147th avenue, south side, 85.06 ft. east 240th street, 240-16 147th avenue, south side, 42.53 ft. west Edgewood street, 147-06 Edgewood street, southwest corner 147th avenue (Block 13740, Lots 14, 16, 18, 20 and 22); 240-58 Edgewood street, northwest corner 147th avenue, 240-01 and 240-05 147th avenue, north side, 140.41 ft. and 90.41 ft. west Edgewood street, 239-27 147th avenue, north side, 180.41 ft. west Edgewood street and 240-46 Edgewood street, southwest corner 147th avenue (Block 13539, Lots 40, 47, 48, 50 and 77), Rosedale, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1949, acting on N.B. 4724 to 4733 of 1949 inclusive, reads:

"1. The erection of a frame dwelling within the fire limits is contrary to Sect. 4.1.2 of B.C.

2. 2" beams contrary to Sect. 7.1.4 of B.C."

and

WHEREAS, the applicant states that the premises consist of two irregular plots, 220.41 ft. by 243.37 ft., to be divided into five separate lots of an average size of 40 ft. by 100 ft. and 212.65 ft. by 102.16 ft., to be divided into five separate lots of an average size of 40 ft. by 100 ft. and on which it is proposed to erect ten one and a half story frame dwellings, 24 ft. wide and 34 ft. deep, and 22 ft. high, located in a retail use, D area district; that the proposed buildings are to be built of frame and are to be covered with asbestos shingles with side yards of five ft. and eleven ft.; that this type of building is in keeping with the other buildings in the neighborhood; that it is proposed to use 2 in. thick beams, and the buildings in all other respects will comply with the requirements of the Building Code for frame dwellings.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 4724 to 4733-49, objections 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that in all other respects, the buildings, garages and occupancies shall comply with all laws, rules and regulations which apply to similar buildings when erected outside the fire limits.

214-49-A

APPLICANT—Lama, Proskauer and Prober, for Charstan Realty Corp., owner (Carnell Manufacturing Co., inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (214-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn, was granted by the Board June 14, 1949 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1949, so that as *amended* this resolution shall read:

"Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4552-49, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 2, *on condition* that the building shall not be increased in height or area and shall in all other respects meet the requirements of all laws, rules and regulations applicable thereto for a factory building as erected prior to 1913; that the floor framing throughout shall be sufficient to permit a live loading of 100 lbs. per superficial ft.; that in all other respects the requirements of all laws, rules and regulations shall be complied with other than as modified this day under Cal. 213-49-BZ and that a new certificate of occupancy shall be obtained."

554-49-A

APPLICANT—Samuel Sprung, for the Markowitz Family, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—102 West 101st street and 828-838 Columbus avenue, southwest corner (Block 1855, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Sprung.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (554-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 102 West 101st street and 828-838 Columbus avenue, southwest corner (Block 1855, Lot 33), 1st to 6th floors, Borough of Manhattan was granted by the Board July 22, 1949 on certain condition; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 22, 1949, by adding thereto:

"... that in the event the owner installs sprinkler heads opposite windows which were the subject of Violation 9445-44, and as indicated on revised plan marked "Received September 26, 1949," 1 sheet, such arrangement of sprinkler heads opposite the windows in question may be accepted in lieu of the requirement in resolution adopted July 22, 1949 (B.N. 175-48)."

377-48-A

APPLICANT—Saul Goldsmith, for Raynin Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of the resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (Block 3335, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure, to consider amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

871-48-A

APPLICANT—Saul Goldsmith, for Pulmosan Safety Equipment Corp., new owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure, to consider amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

549-49-A

APPLICANT—Gustave Goldman, for James Michaels, owner.

SUBJECT—Application pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of section 61 subdivision c as to ingress and egress from residential portion of Multiple Dwelling.

PREMISES AFFECTED—127 Livingston street, north side, 89 ft. east of Red Hook lane (2nd floor); (Block 154, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

651-49-A

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue (Block 5719, Lot 52), Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph Capano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

533-49-A

APPLICANT—Julius Eckmann, for 124-132 White Street, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—124-132 White street, north side, 44.8 ft. west of Baxter street (Block 198, Lot 19), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 1, 1949 at 2 P.M., applicant to be notified again in view of the late notification of the October 25th hearing.

536-49-A

APPLICANT—Pouch Terminal, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle.
For Administration: Peter Maher, Fire Dep't.
ACTION OF BOARD—Laid over to November 22, 1949 at 2 P.M., at the request of the applicant's representative.

542-49-A

APPLICANT—Irving Kirshenblit, for Rose Rivkin, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn.
APPEARANCES—
For Applicant: Irving Kirshenblit and Rose Rivkin.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1949 at 2 P.M., for inspection and decision without further argument.

506-49-A

APPLICANT—Metermatic Co., Inc., for Harvel Estates, Inc., owner opposite.
OWNER OF PREMISES—Frank Wells (Carl Guttilla, doing business as 39th Avenue Laundry Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent—re revocation of permit.
PREMISES AFFECTED—63-08 39th avenue, south side, 65.33 ft. east of 63rd street (Block 1233, Lot 61), Borough of Queens.
APPEARANCES—
For Applicant: I. Bernard Leff.
For Owner: Nathan Shapiro, Edward R. Loomie, L. Frank Knight, A. L. Hansen and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over, for decision; no date set; hearing closed.

633-49-A

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corporation, owner (Roman Furniture Company, lessee).
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Peter Maher, Fire Dep't.
ACTION OF BOARD—Laid over to November 15, 1949 at 2 P.M., for inspection and decision without further argument.

634-49-A

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corporation, owner (Roman Furniture Company, lessee).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 15, 1949 at 2 P.M., for inspection and decision without further argument.

636-49-A

APPLICANT—Lama, Proskauer and Prober for Service Paper Box Co., Inc., owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Peter Maher, Fire Dep't.
ACTION OF BOARD—Laid over to November 15, 1949 at 2 P.M., for inspection and decision without further argument.

ZONING APPLICATIONS

574-41-BZ

APPLICANT—Nathan A. Goldenthal, for John Eckert, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of two years.

MINUTES

PREMISES AFFECTED—31-17 46th street, east side, 99 ft. 7¼ in. south of 31st (Jamaica) avenue (Block 725, Lots 21 to 24-A, inclusive), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Nathan A. Goldenthal.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (574-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 31-17 46th street, east side, 99 ft. 7¼ in. south of 31st (Jamaica) avenue (Block 725, Lots 21, 22, 23, 24 and 24a, inclusive), Long Island City, Borough of Queens, was granted by the Board January 20, 1942, on certain conditions; and

WHEREAS, the term of variance was extended January 18, 1944, December 18, 1945 and November 5, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 5, 1947, so that as *amended* this portion of the resolution shall read:

"Granted under Section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five (5) motor vehicles, *on condition* . . . and that other than as herein *amended* the conditions of the resolution of January 20, 1942, shall be complied with in all respects and that a new certificate of occupancy shall be obtained (Misc. Applic. 3460-41)."

654-41-BZ

APPLICANT—Max Horn, for Nessim Heffez, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of two years.

PREMISES AFFECTED—106-116 Beach 87th street, northeast corner of Ocean drive (Shore Front parkway); (Block 662, Lot 5), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (654-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 106-116 Beach 87th street, northeast corner of Ocean drive (now known as Shore Front parkway); (Block 662, Lot 5), Rockaway

Beach, Borough of Queens, was granted by the Board August 6, 1941, on certain conditions; and

WHEREAS, the term of variance was extended September 14, 1943, September 25, 1945 and September 23, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on August 6, 1941, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein *amended* the conditions of the resolution of August 6, 1941, shall be complied with and that a certificate of occupancy shall be obtained (Misc. Applic. 5614-41)."

408-44-BZ

APPLICANT—Blackwell Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a residence and partly in an unrestricted use district for a term of six years, the 3rd and 4th stories of a building from East 71st street to East 72nd street, to be occupied as office and factory.

PREMISES AFFECTED—524-528 East 72nd street, south side, 373 ft. east of York avenue and 525-533 East 71st street (Block 1483, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Oscar S. Rosner and Morris Pinsley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (408-44-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a residence use and partly in an unrestricted use district, for a term of six years, the occupancy as a factory on the 3rd and 4th floors of an existing building now occupied on the two lower stories, facing on East 71st street as a garage for more than five motor vehicles, for the storage and shipping of vacuum cleaner parts on the 1st and 2nd stories and on the 3rd and 4th stories as garage for more than five motor vehicles, affecting premises 524-528 East 72nd street, south side, 373 ft. east of York avenue and 525-533 East 71st street (Block 1483, Lot 33), Borough of Manhattan, was granted by the Board July 25, 1944, on certain conditions; and

WHEREAS, the resolution was amended June 26, 1945 and February 19, 1946; and

WHEREAS, the term of variance was extended September 13, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1944, as *amended* September 13, 1948, as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under Section 7c for a term not exceeding ten (10) years from the date of this *amended* resolution to permit . . . and that other than as herein *amended*

MINUTES

the conditions of the resolution of February 19, 1946, shall be complied with; that a new certificate of occupancy shall be obtained."

462-44-BZ

APPLICANT—Walter Lang & Son, Inc., for Walter Lang & Son, Inc. and Macoy Holding Corporation, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the Commissioner of Marine and Aviation), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a stated term of years, the erection of a boat basin, marine service building, gasoline and oil selling station.

PREMISES AFFECTED—3022-3038 Emmons avenue, south side, 843.23 ft. east of East 27th street (Block 7515, Lots 42 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry S. Lang.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (462-44-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, for a stated term of years, the erection of a boat basin, marine service building, gasoline and oil selling station, affecting premises 3022-3038 Emmons avenue, south side, 843.23 ft. east of East 27th street (Block 7515, Lots 42 and 49), Borough of Brooklyn, was granted by the Board October 17, 1944, on certain conditions; and

WHEREAS, the Board approved plans July 27, 1945, as being in substantial compliance with the requirements of the resolution adopted on October 17, 1944; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended October 19, 1948; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 17, 1944, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

99-46-BZ

APPLICANT—Lama and Proskauer, for Parkway Super Service Station, owner.

SUBJECT—Application for consideration—reopening and amendment—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension of an existing gasoline service station and the erection of an automobile showroom, auto repair shop, lubritorium, auto laundry and office.

PREMISES AFFECTED—224-01 to 224-11 North Conduit avenue, 143-01 to 143-17 224th street, northeast corner and 224-02 to 224-10 143rd avenue (Block 13088, Lots 44, 52 and 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinea 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (699-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the extension of an existing gasoline service station and the erection of an automobile showroom, auto repair shop (minor repairs), lubritorium, auto laundry and office, affecting premises 224-01 to 224-11 North Conduit avenue, 143-01 to 143-17 224th street, northeast corner and 224-02 to 224-10 143rd avenue (Block 13088, Lots 44, 52 and 55), Springfield, Borough of Queens, was granted by the Board January 28, 1947, on certain conditions; and

WHEREAS, the resolution was amended September 9, 1947; and

WHEREAS, time was extended to obtain permits and complete the work February 3, 1948 and February 23, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 28, 1947, by adding thereto:

"... that pending the widening of North Conduit avenue, the present conditions as indicated on plans filed with this request for amendment, dated 'Received September 19, 1949,' may be permitted to be occupied as thereon shown, *on condition* that as soon as North Conduit avenue is widened to its full proposed width, the conditions of the resolution as adopted by the Board on January 28, 1947 shall be complied with, except that the pumps shall be located as provided on such approved plan and that the pumps as installed may be accepted in lieu of the parkway type as required by the resolution (N.B. 4888-46)."

543-47-BZ

APPLICANT—Charles C. Weinstein, for Helen Kornblum, owner (Christensen and Weiss Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete re Application (decision of the borough superintendent) previously granted on condition under sections 7e, 7f and 7i of the zoning resolution, permitting in residence and business use, C area district, the erection and maintenance of a building to be used as a garage for the storage of more than five (5) motor vehicles, an indoor showroom, office, sale of parts and motor vehicle repair shop, using more than the area permitted and the outdoor sale and display of more than five (5) motor vehicles and the parking of more than five (5) motor vehicles in the open area at rear building.

PREMISES AFFECTED—77-06 Queens boulevard and 50-17 Ireland street southeast corner (Block 2452, Lots 1, 4 and 45), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Charles C. Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (543-47-BZ)

WHEREAS, this application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building to be used as a garage for the storage of more than five (5) motor vehicles, an indoor showroom, office, sale of parts and motor vehicle repair shop, using more than the area permitted, and the outdoor sale and display of more than five (5) motor vehicles and the parking of more than five (5) motor vehicles in the open area at the rear of the building, affecting premises 77-06 Queens boulevard and 50-17 Ireland street, southeast corner (Block 2452, Lots 1, 4 and 45), Elmhurst, Borough of Queens, was granted by the Board October 21, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that work has been completed and that additional time is required to obtain a certificate of occupancy, that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (N.B. 1457-47)."

925-47-BZ

APPLICANT—Max Horn, for Carmine Riccardone, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of motor vehicles for a term of two years.

PREMISES AFFECTED—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (925-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five (5) motor vehicles for a term of years, affecting premises 168-09 Baisley boulevard, north side, 186 feet west of Long Island Railroad (Block 12383, Lot 170; Block 12384, Lots 7 and 9; Block 12385, Lot 68), Jamaica, Borough of Queens, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution, on condition . . . and that other than as herein *amended* the conditions of the resolution of June 22, 1948, shall be complied with and a new certificate of occupancy shall be obtained (Misc. 4012-47)."

1055-48-BZ

APPLICANT—Harry M. Prince, for 344 East 49th Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence use, B area district, the change in occupancy from wet wash laundry with third and fourth stories to be unoccupied, to boiler room, machinery room and storage in cellar; store and cleaning of garments on first and second floors, and the use of third and fourth floors as accessory offices, with an increase in area of second floor for a nonconforming use and to use more than the area permitted.

PREMISES AFFECTED—344 East 49th street, south side, 150 ft. west of 1st avenue (Block 1341, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: W. J. Marangelo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (1055-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy from wet wash laundry with third and fourth stories to be unoccupied, to boiler room, machinery room and storage in cellar, store and cleaning of garments on first and second floors and the use of third and fourth floors as accessory offices, with an increase in area of second floor for a nonconforming use, and to use more than the area permitted, affecting premises 344 East 49th street, south side, 150 ft. west of First avenue (Block 1341, Lot 32), Borough of Manhattan, was granted by the Board March 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949 only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 2099-48)."

247-49-BZ

APPLICANT—Robert Gottlieb, for Walter B. Cooke, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted.

PREMISES AFFECTED—22-24 Snyder avenue, south side, 207 ft. east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (247-49-BZ)

WHEREAS, this application under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles, store and showroom, using more than the area permitted, affecting premises 22-24 Snyder avenue, south side, 207 feet east of Flatbush avenue (Block 5109, Lot 18), Borough of Brooklyn, was granted by the Board July 6, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 6, 1949, by adding thereto:

"... that in the event the owner desires to construct the building one story only in height and arranged as indicated on revised plans marked 'Received October 18, 1949,' 1 sheet, such change may be permitted on condition that the requirements of the resolution as adopted on July 6, 1949, shall be complied with in all other respects and that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 140-49)."

382-49-BZ

APPLICANT—Paskus, Gordon and Hyman, for Bernard P. Kite, new owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of two years.

PREMISES AFFECTED—324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard H. Mandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Absent: Commissioner Keating 1

THE RESOLUTION (382-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years, affecting premises 324-326 West 53rd street, south side, 275 ft. west of 8th avenue (Block 1043, Lots 44 and 45), Borough of Manhattan was granted by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 19, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that work has been substantially completed, that all permits shall

be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. 754-49)."

36-20-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Schineller and Herman A. Schineller, owners (Peppy's Service Station, lessee).

SUBJECT—Application for consideration—reopening and consideration of additional use—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in an existing garage for more than five motor vehicles and gasoline service station (both granted by the Board) the inclusion of additional use of lubrication, motor vehicle repairs, wheel alignment and auto laundry to be located in a residential and business use district.

PREMISES AFFECTED—3086-3096 Fulton street and 171-181 Highland place, southeast corner (Block 3959, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened at Vol. II, subject to usual procedure to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

752-29-BZ

APPLICANT—Paul Friedman, for Nathan Frischling, owner.

SUBJECT—Application for consideration—reopening and consideration of additional uses—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles for a term of two years; application requested under sections 7i and 7f of the zoning resolution, to permit the erection and maintenance of an automobile showroom, sale of auto accessories and parts, motor vehicle repair shop, gasoline selling station and free parking for patrons and employees.

PREMISES AFFECTED—8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Goodard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure to consider additional uses.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1010-48-BZ

APPLICANT—Leo V. Berger, for Nelson Low, M. G.-R. Realty Co., I. H. Milbouer, Han-Fulton Corp., Agnes L. Smith and Kathryn F. Smith, owners (J. W. May's Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a restricted retail use district, the omission of a loading space as required by Act IV, Section 19-A of the zoning resolution.

MINUTES

PREMISES AFFECTED—508-516 Fulton street and 10-14 Hanover place, southwest corner (Block 160, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leo V. Berger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

204-24-BZ—Vol. II

APPLICANT—Michael De Lorenzo, owner.

SUBJECT—Application reopened September 9, 1947—re Application (decision of the borough superintendent) previously granted on condition, under Section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from garage for more than five motor vehicles (granted by the Board) to a junk shop for a temporary term of two years.

PREMISES AFFECTED—469-475 Hemlock street, east side, 100 ft. south of Liberty avenue (Block 4200, Lots 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael De Lorenzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

1084-48-BZ

APPLICANT—Philip Freshman, for Estate of M. A. Romano, owner, Ace Iron Works, lessee.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a residence use and partly in a retail use district, the maintenance of an existing ornamental iron works.

PREMISES AFFECTED—47 St. James place, southeast side, 13 ft. 3 in. northeast of James street (Block 279, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

351-38-SA

APPLICANT—The Imperial Brass Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to consider approval of drip receptor in connection with the Watrous Flush Valve (previously approved).

APPEARANCES—

For Applicant: William F. Muller.

ACTION OF BOARD—Application reopened as Vol. 3, for report—re amendment of resolution to consider drip receptor in connection with Watrous Flush Valve.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

679-38-SA

APPLICANT—General Gas Light Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Approval of new and additional models than previously approved—re Humphrey Gas Unit Heater.

APPEARANCES—

For Applicant: Julius A. Meier.

ACTION OF BOARD—Application reopened for report—re new and additional models.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

477-46-SA

APPLICANT—Westinghouse Electric Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Approval of additional models—re Westinghouse Laundromat (previously approved).

APPEARANCES—

For Applicant: F. A. Lowery.

ACTION OF BOARD—Application reopened for report—re additional models represented as basically the same as Model A, approved by the Board.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

589-39-SA

APPLICANT—Harold Massey, for American Radiator-Standard Sanitary Corporation, owner.

SUBJECT—American Gas Converter, approval of.

APPEARANCES—

For Applicant: W. V. Garrison, Jr.

ACTION OF BOARD—Application withdrawn; applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

590-39-SA

APPLICANT—Harold Massey, for American Radiator-Standard Sanitary Corporation, owner.

SUBJECT—Red Flash Gas Converter, approval of.

APPEARANCES—

For Applicant: W. V. Garrison, Jr.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1272-39-SM

APPLICANT—Master Builders Company, owner.

SUBJECT—Master Builders Iron Method Metallic Waterproofing, approval of.

MINUTES

APPEARANCES—

For Applicant: Paul Saint Amour.

ACTION OF BOARD—Application withdrawn; applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1273-39-SM

APPLICANT—Master Builders Company, owner.

SUBJECT—Master Builders Metallic Hardner, Master Builders Metalicron and Master Builders Masterplate, approval of.

APPEARANCES—

For Applicant: Paul Saint Amour.

ACTION OF BOARD—Application withdrawn; applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1277-39-SM

APPLICANT—Master Builders Company, owner.

SUBJECT—Master Builders Colored Metalicron and Master Builders Non-Slip Metalicron, approval of.

APPEARANCES—

For Applicant: Paul Saint Amour.

ACTION OF BOARD—Application withdrawn for applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1278-39-SM

APPLICANT—Master Builders Company, owner.

SUBJECT—Master Builders Omicron or Brikron, Mortarproofing, approval of.

APPEARANCES—

For Applicant: Paul Saint Amour.

ACTION OF BOARD—Application withdrawn for applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1279-39-SM

APPLICANT—Master Builders Company, owner.

SUBJECT—Mastertex (waterproof cement paint in white and colors), approval of.

APPEARANCES—

For Applicant: Paul Saint Amour.

ACTION OF BOARD—Application withdrawn for applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

77-34-SA

APPLICANT—Packard Utilities Mfg., Inc., owner.

SUBJECT—Packard Fuel Oil Burner (previously approved) Reopened February 4, 1947 for consideration of approval of additional models).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

166-38-SA

APPLICANT—Josam Manufacturing Company, owner.

SUBJECT—Josam Grease Interceptor (previously approved) Reopened November 20, 1945, for consideration of approval of additional sizes.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

415-38-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Flintkote Giant Overlay Strip Shingles, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

1116-38-SM

APPLICANT—G. Brugnago, for A. F. F. A. — S. A. Fabbriche Fiammiferi ed Affini, owner.

SUBJECT—"Populit" (for partitions and soundproofing), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

236-39-SM

APPLICANT—Wheeling Corrugating Company, owner.

SUBJECT—Metal Lath and Lathing Accessories, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

663-39-SA

APPLICANT—W. F. Tyson, for Carrier Corporation, owner.

SUBJECT—Carrier Unit Heater, Type 46E, approval of.

APPEARANCES—

For Applicant: None.

MINUTES

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

824-39-SM

APPLICANT—Sika, Inc., owner.
SUBJECT—Plastiment, approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

Adjourned: 6:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 12, 1949, as they appeared in Bulletin No. 29, Vol. 34, are hereby corrected to read as follows:

968-41-SA

APPLICANT—Central Station Signals, Inc., owner.
SUBJECT—Central Station Signals Incorporated Transmitters for Fire Alarm and Sprinkler Supervisory Systems, approval of.

APPEARANCES—

For Applicant: James H. McDowell.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (968-41-SA)

WHEREAS, the report of a Committee on Test reads:

CORRECTED REPORT OF COMMITTEE ON TEST

October 20, 1949.

Re: Cal. No. 968-41-SA

Subject: Central Station Signals Inc. Transmitters for Fire Alarm and Sprinkler Supervisory Systems, Approval of.

Central Station Signals Inc., filed November 12, 1941, an application with the Board of Standards and Appeals for approval of Central Station Signals, Inc. Transmitters for Fire Alarm Systems and Sprinkler Supervisory Systems under the provisions of Article 16, Administrative Building Code and C19-487.C, Administrative Code.

Purpose

These transmitters and switches have been in use in New York City in Central Station work for a number of years in connection with Fire Alarm and Sprinkler Supervisory Systems.

Complete description of each device as approved by the Underwriter Laboratories, Inc. is a part of the record in this application and guide card reference is given with each item below.

The devices are as follows:

Description

Supervisory Devices—Transmitters

- Model 1. AT—waterflow pin type. Guide 3822 PO.
“ 2. BT—diaphragm type pressure operated for attachment to neutral chamber of alarm or dry pipe valves. Guide 3822 PO.

- “ 3. BTR—for attachment to waterflow alarm valves has mechanical retard for preventing false alarms due to water surges. Guide 3822 PO.
“ 4. BTR-1—same function as BTR, but has pneumatic retard. Guide 3822 PO.
“ 5. AGT—float type for supervision of water in gravity tanks. Guide 3822 PO.
“ 6. CT—water level on pressure tanks. Guide 3822 PO.
“ 7. BPT—supervises pressure in pressure tanks or dry pipe systems. Guide 3822 PO.
“ 8. GT—supervises opening and closing of gate valves. Guide 3822 PO.
“ 9. IPT—supervises opening and closing of post indicator valves. Guide 3822 PO.
“ 10. DT
DT-1—6 volt DC used for supervision of equipment. Guide 3822 PO.
“ 11. DTA
DTA-1—8 to 12 volts AC for supervision of equipment. Guide 3822 PO.
“ 12. ET-3—12 to 24 volts for waterflow alarm—no retard. Guide 3822 PO.
“ 13. ERT—24 volts, DC for waterflow alarm with retard. Guide 3822 PO.
“ 14. Code-signaling watchman's station box. Guide 3825—A2.
“ 15. Box-coded fire alarm, outdoor type. Central Station enclosure with Acme Fire Alarm Box—interior Guide 3819—16-2.
“ 16. Fire alarm central station automatic system. Transmitter ET-3, 12 or 24 volts DC for use with listed thermostats or pneumatic tubing detector units. Guide 3819—16.19.
“ 17. System—Class “A” control unit for receiving and recording coded signals at Central Supervisory Station from listed transmitters on McCollough circuit. Guide 3819—16.19.
“ 18. Battery rectifier units. Input 120 volts, 60 cycles, AC; output 12 volts, 1 amp. DC Type BR-12. Input 120 volts, 60 cycles, AC; output 24 volts, 1 amp. DC, Type BR-24. Rectifier unit for trickle-charging separate battery. Input 120 volt, 60 cycles; output 36 or 48 volts, 1 amp. DC, Type R36-48. Guide 3830-190.

Inspection and Test

These devices were inspected and tested by the Committee on Test at the plant of the applicant, 71 West 23rd Street, New York City, and found to operate as designed. Present at this inspection were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test, and Richard C. Lent, Deputy Chief Inspector of the Fire Department.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Central Station Signals Inc.'s Sprinkler Alarm and Supervising Devices as above listed, items 1 to 18, for use in New York City for automatic sprinkler supervisory services and automatic fire alarm supervisory service, provided that each device bears a label reading, “Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 968-41-SA.”

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance, in accordance with the above corrected report.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

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9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petition for Certiorari Order Served on the Board of Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, November 1, 1949, Affecting Calendar Numbers 789-46-BZ—Vol. II, 159-48-BZ—Vol. II, 315-49-BZ, 365-49-BZ, 569-49-BZ, 610-49-BZ, 635-49-BZ, 223-46-BZ, 28-48-BZ—Vol. II, 477-48-BZ, 361-49-BZ, 377-49-BZ, 385-49-BZ, 464-49-BZ, 537-49-BZ, 546-49-BZ, 551-49-BZ, 582-49-BZ, 589-49-BZ—Vol. II, 601-49-BZ, 366-49-A, 552-49-A, 818-47-A—Vol. II, 505-41-SM and 190-47-SM.

Minutes of Regular Meeting, Tuesday Afternoon, November 1, 1949, Affecting Calendar Numbers 730-48-A—Vol. II, 850-48-A—Vol. II, 1042-48-A—Vol. II, 533-49-A, 958-46-A, 1128-48-A, 685-42-A—Vol. II, 525-49-A, 71-49-A, 1082-47-A, 1333-22-BZ, 44-35-BZ—Vol. III, 93-37-BZ—Vol. II, 586-39-BZ, 845-39-BZ—Vol. III, 1212-40-BZ, 181-41-BZ—Vol. II, 378-45-BZ, 291-47-BZ, 346-47-BZ—Vol. II, 512-47-BZ, 165-48-BZ, 505-48-BZ, 35-49-BZ, 278-29-BZ—Vol. II, 477-31-BZ—Vol. II, 71-35-BZ, 114-46-BZ—Vol. II, 39-48-BZ, 410-48-BZ, 368-47-SA, 1542-39-SM, 360-40-SM, 1477-39-SM, 1482-39-SM, 1498-39-SM, 1543-39-SM, 115-40-SM, 278-40-SM, 352-40-SM, 355-40-SM, 356-40-SM, 357-40-SM, 358-40-SM, 359-40-SM, 899-41-SM and 559-43-SM.

Correction Affecting Calendar Numbers 844-47-BZ and 373-49-BZ.

Appeals as to Multiple Dwellings.

Opening Protective Assemblies, Rules for Inspection of.

PETITION FOR

CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On November 3, 1949, copy of order to show cause was served on the Board by Sol Herzog, attorney for Vincenza Bruno, adjacent property owner, for a review by the court of the Board's decision on October 4, 1949, denying appeal from decision of the borough superintendent to revoke permit for the erection of a gasoline station at premises 349-351 East 103rd Street and 2001-2009 First Avenue, Borough of Manhattan; Cal. No. 498-49-A.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases Filed up to November 1, 1949

Cal. No. Dept. Premises Affected.
746-49-BZ—H.B.M.—4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan, Amendment to Alt. 1552-49.

747-49-BZ—H.B.M.—156-166 Bleecker street, south side, from Thompson street to Sullivan street, 185 Sullivan street and 183-185 Thompson street (Block 525, Lots 7 and 8), Borough of Manhattan, Amendment to Alt. 1565-49.

748-49-SA—Jet-Heet Furnace (oil-fired), Model J70, Appliance.

749-49-A—H.B.M.—1117-1119 1st avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan, Amendment to Alt. 765-49.

750-49-A—H.B.B.—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn, N.B. 655-49.

751-49-A—H.B.Q.—37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens, Alt. 511-49.

752-49-SM—Dean Charging Hopper, Type H-1 (for charging refuse into flue-fed type incinerator), manufactured by Washburn and Granger, Material.

753-49-BZ—H.B.B.—547-549 Greene avenue, north side, 200 ft. west of Marcy avenue (Block 1794, Lots 60 and 61), Borough of Brooklyn, Alt. 3147-49.

754-49-BZ—H.B.B.—2889-2909 Coney Island avenue, east side, 142 ft. 9 in north of Shore parkway (Voorhies avenue) and 2656-2666 East 11th street (Block 7454, Lot 29), Borough of Brooklyn, Alt. 3082-49.

755-49-SA — Kidde Dry Chemical Fire Extinguishers, Models 20 and 30, Appliance.

Restored to Docket.

71-49-A—F.D.—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn, 17103-LC and Decision.

368-47-SA—EFM Oil Burner (previously approved re Gemaco Oil Burner), Appliance.

477-31-BZ—Vol. II—H.B.Q.—45-01 to 45-09 Bell boulevard and 214-04 to 214-12 Northern boulevard, southeast corner (Block 7333, Lot 209), Bayside, Borough of Queens, N.B. 4411-49.

278-29-BZ—Vol. II—H.B.Bx.—1898 Boston road, southwest corner of Longfellow avenue (Block 3004, Lot 33), Borough of The Bronx, N.B. 671-49.

71-35-BZ—H.B.Q. — 147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens, Misc. 1238-40.

114-46-BZ—Vol. III—H.B.M. — 112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan, 808-48.

410-48-BZ—H.B.Q.—67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens, Alt. 2391-49.

39-48-BZ—Vol. II—H.B.M.—3843-3849 10th avenue and 290 West 206th street, southeast corner (Block 2202, Lot 5), Borough of Manhattan, Amendment to N.B. 97-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct. 25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov. 8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	Oct. 4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

CALENDAR

NOVEMBER 9, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 9, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

803-26-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corporation, owner, reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station, (previously granted by the Board); premises 5262-5272 (5248-5258 displayed), Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, Part of Lot 20), Borough of Brooklyn.

877-39-BZ—Vol. IV—Application of L. J. Shapiro and G. A. Shapiro, applicants, on behalf of Hyman Kahn, Ella Kahn, Rose Kahn, Cyril Kahn and Harold Kahn, owners, reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location), and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolution; premises 1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

411-45-BZ—Vol. II—Application of Adolph Goldberg, applicant, on behalf of Evannac Realty Corporation, owner, reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board) to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot; premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

389-29-BZ—Vol. IV—Application of Siegel and Green, on behalf of 2356 Concourse Realty Corp., owner, reopened July 6, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five-story and basement, new law tenement, (previously granted by the Board, to be used as an additional retail store); premises 2356 Grand Concourse, and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

641-19-BZ—Vol. II—Application of Martin Lubash, applicant on behalf of Queens Vehicle Corporation, owner, reopened September 13, 1949, under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing garage (Lot 17) for more than five motor vehicles, automobile showroom and motor vehicle repair shop (previously granted by the Board) and the proposed openings of wall to adjoining storage garage and motor vehicle repair shop (Lot 21); premises 153-12 and 153-18 Hillside avenue, south side, 100 ft. and 175 ft. east of 153rd street (Block 9763, Lot 17 and 21), Jamaica, Borough of Queens.

631-49-A—153-18 Hillside, south side, 175 ft. east of 153rd street (Block 9763, Lot 21), Jamaica, Borough of Queens.

1037-24-BZ—Vol. II—Application of Herman Kron, applicant on behalf of Adshein Realty Corporation, owner, reopened December 21, 1948, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from storage of plumbing supplies and factory (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop (originally granted by the Board); premises 1680 Jerome avenue, east side, 50 ft. south of Clifford Place (Block 2848, Lot 12), Borough of The Bronx.

186-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

187-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant,

CALENDAR

on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

358-49-BZ—Application, May 10, 1949, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of James and Frank Gatti, owners, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted; premises 1406-1408 West 5th street, west side 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

609-49-BZ—Application, August 25, 1949, under sections 7f and 7A of the zoning resolution of A. H. Salkowitz, applicant, on behalf of Reliable Corporation, owner, to permit in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection; premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

429-49-BZ—Application, June 2, 1949, under section 7e of the zoning resolution of Herman Kron, applicant, on behalf of 38 West 59, Incorporated, owner, to permit in a residence use district, the change in occupancy of first story apartment to a business use (store); premises 38 Central Park South, south side, 450 ft. west of 5th avenue (Block 1274, Lot 64), Borough of Manhattan.

594-49-BZ—Application, August 10, 1949, under sections 7e, 7f and 21 of the zoning resolution, of George P. Ames, applicant, on behalf of Irene Alexander, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, brake, carburetor, tire sales and service, auto washing and parts sales; premises 25-46 Bayside Lane and 166-04 25th Drive, southwest corner (Block 4916, Lot 40), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 9, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

520-49-A—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—13th street).

195-49-A—Vol. II—54-56 Court street, west side, 84 ft. 3 in. south of Joralemon street (cellar and 1st floors); (Block 265, Lot 50), Borough of Brooklyn, (reopened September 13, 1949).

352-47-A—Vol. II—207-215 West 94th street and 2520-2526 Broadway, northeast corner (Block 1242, Lots 24 and 25), Borough of Manhattan.

544-49-A—219-227 Grand street and 681-693 Driggs avenue (677-693 displayed) northeast corner, (cellar and 1st floor); (Block 2382, Lot 33), Borough of Brooklyn.

605-49-A—33-16 79th street (rear), east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens.

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

670-49-A—1504 Inwood avenue, east side, 260 ft. north of West 172nd street (1st floor); (Block 2859, Lot 8), Borough of The Bronx.

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

658-49-A—985 Blake avenue, north side, 45 ft. 6 in. east of Elton street (Block 4050, Lot 43), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 15, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braustein, applicant, on behalf of Benjamin and Harry Neisloss, owners, to permit in a business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

632-49-BZ—Application, August 18, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Subert Realty Corp., owner, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline serv-

CALENDAR

ce station, lubritorium, motor vehicle repair shop and accessory sales; premises 351-361 Neptune avenue and 884-2894 Brighton 3rd street, northwest corner (Block 260, Lot 101), Borough of Brooklyn.

99-49-BZ—Application, June 28, 1949, under sections 7e and 21 of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph Cetra, owner, (Reliable A. & G. Fuels, lessee), to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage for four fuel oil trucks; premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Bzone Park, Borough of Queens.

97-49-BZ—Application, August 12, 1949, under sections 7e and 21 of the zoning resolution, of Joseph Platzker, applicant, on behalf of Fred F. French Operators, Inc., owner, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

20-16-BZ—Vol. II—Application of Hurley, Gray and Kearney, on behalf of Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee), reopened May 10, 1949 under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board); premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

35-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Di Camillo and Alicandri, applicants, on behalf of Carmelo Sgarlato, owner, to permit in a residence use district, the storage of fruit and two truck garage for a term of years; premises 8 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

52-49-A—42-02 55th drive, south side, 57 ft. west of 3rd street, (Block 2520, Lot 60), Long Island City, Borough of Queens.

44-44-BZ—Vol. III—Application of Siegel and Green, owner (Columbia Broadcasting System, Incorporated, lessee), reopened September 20, 1949, under section 7e applicants, on behalf of All States Holding Corporation, of the zoning resolution, to permit in a residence use district, the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System in lieu of conversion to garage for more than five motor vehicles; premises 418-22 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, Part of Lot 13), Borough of Manhattan.

5-45-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Apex Garage & Service station, owner, reopened June 28, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of existing five car garage to motor vehicle repair shop (previously granted by the Board, the alteration and extension of existing garage) to be used in conjunction with existing gasoline service station; premises 87-24 to 87-30 Lefferts boulevard, west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 5 and 18), Richmond Hill, Borough of Queens.

99-48-BZ—Application, November 24, 1948, under section 7i of the zoning resolution, of Louise Schmidt, owner, (Louis Cantarella, lessee), to permit in a business and business 1 use district, the change in occupancy from non-storage garage to motor vehicle repair shop; premises

33 Van Duzer street, east side, 284.75 ft. south of Victory boulevard (Block 498, Lot 35), Tompkinsville, Borough of Richmond.

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garge to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

627-49-BZ—Application, August 5, 1949, under sections 7e, 7i and 7i of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

665-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 13/4 inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19

CALENDAR

Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

668-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Casper P. Colla, applicant, on behalf of Isaac Rothblum and Ruth Rothblum, owners, to permit in a residence use district, the change in occupancy from doctor's office to antique shop (store); premises 147 West 86th street, north side, 267 ft. east of Amsterdam avenue (Block 1217, Lot 113), Borough of Manhattan.

687-49-BZ—Application, October 5, 1949, under sections 7c, 7i, 7e and 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Village Chevrolet Company, Incorporated, owner, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced; premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

193-49-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Robert L. Meruk, owner, reopened October 25, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing building (stores) using more than the area permitted and to permit egress from stores through residence use portion of plot; premises 1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn.

194-49-A—Vol. II—1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn (reopened October 25, 1949).

223-42-SA—Smith's Aircraft Autocraft and Lifetime Welding Torches and Smith's Aircraft Autocraft and Lifetime Cutting Assemblies and Lifetime Cutting Torches.

470-49-SA—Otis Elevator Company Elevator Hoistway Doors and Entrances, Swinging and Single Slide Two-Speed and Center Opening.

970-48-SM—Anderson Carbonator Safety Valve.

505-49-SA—Byron-Jackson Company Deep Well Type Stripping Pump, Model 10-LS 2-K.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 15, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

542-49-A—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn.

636-49-A—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn.

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

634-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

380-49-BZ—Application, May 16, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticinquo, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

716-49-A—89-01 to 89-10 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens. (Under section 35, General City Law—re bed of mapped street — proposed widening of Parsons boulevard).

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

159-48-BZ—Vol. II—Application of Robert T. Lyons, applicant on behalf of A. A. Lexington, Inc., owner, reopened June 1, 1949, under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse, (previously denied by the Board,

CALENDAR

for extension of garage use to first floor of storage warehouse); premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

315-49-BZ—Application, April 25, 1949, under sections 7e and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Briceta Fasciglione, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2314-2318 Beaumont avenue, east side, 240 feet north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx.

365-49-BZ—Application, April 26, 1949, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober applicants, on behalf of Edgar E. Stewart, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted; premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

366-49-A—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; (under section 35, General City Law—re bed of mapped street—248th street).

71-49-A—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn (reopened November 1, 1949).

71-35-BZ—Application of John Krupski, owner, reopened November 1, 1949, for consideration as to extension of term of variance—re Application previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for the storage of one commercial truck; premises 147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens.

410-48-BZ—Application of Lama, Proskauer and Prober, applicants on behalf of Paul Paulson, owner, reopened November 1, 1949, for consideration as to amendment of resolution as to increase in size of accessory building—re Application previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw, applicants, on behalf of South Brooklyn Railway Company, owner, reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

1935-19-BZ—Vol. III—Application of Lama, Proskauer & Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used

cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board a garage for more than five cars); premises 1935-1939 Coney Island Avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

532-44-BZ—Vol. II—Application of Lama, Proskauer & Prober, applicants, on behalf of Roslyn B. Frey, owner, reopened July 13, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted; premises 42-44 Brighton street, west side, 464 ft. south of Amboy road (Block 7900, Lot 37), Tottenville, Borough of Richmond.

788-45-BZ—Vol. III—Application of Paul Friedman, applicant, on behalf of Herbert H. Pensig, Nat Patterson, Mrs. Charles Bender and Samuel Pensig, owners, reopened October 11, 1949, under section 7h of the zoning resolution, to permit the extension of present occupancy of parking and storage of more than five motor vehicles from retail use district portion of premises into the residence use district portion of the premises for a term of two years; premises 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens.

172-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Ida Salzman, applicant and owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted; premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

195-49-BZ—Application, March 18, 1949, under sections 7i and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

611-49-BZ—Application, August 17, 1949, under sections 7c and 7e of the zoning resolution, of Siegel & Green, applicants, on behalf of Reba Deaner, owner, to permit in a residence use, B area district, the change in occupancy from laundry to a retail store (super market) using more than the area permitted for a term of fifteen years; premises 538-542 East 13th street, south side, 130 ft. 3½ in. west of Avenue B (Block 406, Lots 24 and 25), Borough of Manhattan.

623-49-BZ—Application, August 5, 1949, under sections 9A and 21 of the zoning resolution, of Theron R. Gallo-way, applicant, on behalf of Consolidated Edison Company of New York, Incorporated, owner, to permit in an unrestricted use, A area and class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport—premises east side of East River, 350 ft. north of 20th

CALENDAR

avenue at Lawrence Point (Block 850, Part of Lot 1), Astoria, Borough of Queens.

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

686-49-BZ—Application, September 30, 1949, under section 7h of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Murray Hill Construction Corporation, owner, (Grand Service Station, Incorporated, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage); premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

320-49-SM—United States Gypsum Company Hollow Long Length Rocklath and U. S. G. Plaster Partition.

577-49-SM—Armstrong's Cushiontone with a factory application of Armstrong's Fire Resistant paint.

652-49-SA—Tokheim Gasoline Dispensing Pumps, Model Nos. 39-L-RA, 39-W NC—L-RA, Model 39-L EZ, Model 39-W N C-L-EZ and Model 876-G OC.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 22, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

583-49-A—398 Beach 25th street, southwest corner of Deerfield road, (Block 269, Lot 7), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 29, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 29, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 29, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 29, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

585-49-A—Bed of Prentiss (proposed) avenue, 271 ft. north of proposed Miles avenue, Bungalow 7e, Edgewater Camp, (Block 5515, Part of Lot 1), Borough of The Bronx. (Under Section 35, General City Law, re bed of a mapped street).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 1949, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 18, 1949, were approved, as printed in the Bulletin of October 25, 1949, Vol. 34, No. 43.

ZONING APPLICATIONS

789-46-BZ—Vol. II

APPLICANT—Henry Nordheim, for Galluccio and Herscher, owners.

SUBJECT—Application reopened April 12, 1949—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs).

PREMISES AFFECTED—2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A. M. for inspection and decision.

159-48-BZ—Vol. II

APPLICANT—Robert T. Lyons, for A. A. Lexington, Inc., owner.

SUBJECT—Application reopened June 1, 1949, for consideration under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse (previously denied by the Board, for extension of garage use to first floor to storage warehouse).

PREMISES AFFECTED—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert T. Lyons.

For Opposition: Calvin Polivy, Meyer Stein, Sidney Glaser and Philip Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A. M. for inspection and decision by the Board, without further argument. Applicant to furnish additional information as to what is proposed.

315-49-BZ

APPLICANT—Henry Nordheim, for Briceta Fasciglione, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—2314-2318 Beaumont avenue, east side, 240 ft. north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A. M., for inspection and decision by the Board, without further argument.

365-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Edgar E. Stewart, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubricatorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted.

PREMISES AFFECTED—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Lama, Edgar E. Stewart and A. W. Mearns.

For Opposition: Rev. George Helfenstein, Stephen J. Zegan and Roland Sansone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A. M., for inspection and decision by the Board, without further argument.

569-49-BZ

APPLICANT—Stanley H. Klein, for Louise K. Wein, Alfred L. Heil, Marion J. Goss, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district.

PREMISES AFFECTED—241-15 Merrick boulevard, north side, 158.78 ft. east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., for inspection and decision.

610-49-BZ

APPLICANT—Joseph Unger, for Mario Galetta, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores.

PREMISES AFFECTED—197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 10530, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., for inspection and decision.

635-49-BZ

APPLICANT—Di Camillo & Alicandri, for Carmelo Sgarlato, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the storage of fruit and two truck garage for a term of years.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Mrs. F. E. Galvin, Mrs. M. Edgerly and Mrs. Bertha Martinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for further consideration after the records from the Department of Housing and Buildings have been obtained.

223-46-BZ

APPLICANT—Irrera and Luongo, for Fred C. and Augusta Dick, owners (Steinway Lumber Co., lessee).

MINUTES

SUBJECT—Application, reopened October 4, 1949, for consideration as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws.

PREMISES AFFECTED—40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

28-48-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Motorola New York, Inc., owner.

SUBJECT—Application, reopened July 12, 1949, for consideration of amendment, to permit stock room, radio repairing and the storage of eight motor vehicles used in the conduct of business—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, showroom, offices, shipping, television and radio repairs.

PREMISES AFFECTED—146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Leon Herzfeld.

For Opposition: A. E. Bonin and Max B. Schreiber, N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (28-48-BZ—Vol. II)

WHEREAS, Samuel Rosenblum for Motorola New York, Inc., owner, filed June 14, 1949 an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy on the first floor, from factory use (previously granted by the Board) to stock room, radio repairing and the storage of 8 motor vehicles, used in the conduct of business, affecting premises 146-150 West 63rd street, south side, 100 ft. east of Amsterdam avenue (Block 1134, Lot 58), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on July 12, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on November 1, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 63rd street, Amsterdam avenue and the site are in residence and local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 18, 1949 acting on Alt. Applic. 201-49 reads:

"2. Proposed change of use on first floor from a non-conforming use as a factory to another non-conforming consisting of a stock Room, Radio Repairing and storage of 8 motor vehicles located in a Residence Use and 1½ height and B District is contrary to Art. II, Par. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. frontage by 100 ft. 5 in. in depth, irregular, on which is located a building covering the entire lot (typical floor, 91 ft. in depth) three stories, 44 ft. in height, of class 1 construction, used as a showroom, offices, shipping, television and radio repairs for which C.O. 30747-48 (Alt. 2488-47) was issued; and

WHEREAS, the applicant contends that in connection with the business and as a necessary accessory thereto, the company maintains a fleet of service cars; that these cars always carry quantities of very expensive radio and television repair equipment; that to protect this equipment and to preclude any loss or theft, it is desired to maintain these cars overnight on the premises; that to provide space for same, it is the intention to clear away the westerly section removing all partitions and shipping department which will provide room for the eight cars it is intended to maintain; that these cars will only be stored overnight, as during the day they will be out servicing their clients; that there is to be no gasoline storage tank maintained; that at present, cars can drive in and unload their merchandise, so that the use proposed is practically similar to this, except the storage overnight.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 2, 1948, by adding thereto:

"... that in the event the owner desires to occupy a portion of the 1st floor for the storage of motor vehicles used in connection with the business occupying the premises that such storage may be permitted and the alteration of the 1st floor may be made as proposed and as indicated on plans filed with this application marked 'Received June 14, 1949,' on condition that the portion to be used shall be separated from the balance of the building by fireproof construction; that the number of curb cuts from West 63rd street shall not exceed two not over 15 ft. in width each; that any other curb cuts existing shall be restored and the curb and sidewalks shall be restored to the satisfaction of the Borough President; that the number of motor vehicles to be stored shall not exceed eight (8); that there shall be no storage of gasoline on the premises; that in all other respects the requirement of the resolution of March 2, 1948 shall be complied with that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

477-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias G. Arab, owner.

SUBJECT—Application reopened October 4, 1949 re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop, to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (477-48-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop, to include lubritorium, auto laundry, sale of accessories and the storage of more than five (5) motor vehicles, waiting to be serviced; affecting premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn was withdrawn without prejudice to restoration, at the request of the applicant November 3, 1948; and

WHEREAS, this application was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 19, 1949; and

WHEREAS, the applicant requested an amendment of the resolution, based on a new decision of the borough superintendent; and

WHEREAS, this case was reopened by vote of the Board on October 4, 1949 and set for hearing on November 1, 1949 at 10 A.M.; and

WHEREAS, a public hearing was held on November 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1949, acting on N.B. Applic. 369/48, reads:

"2. A rear yard is required as in Art. 4, Sect. 16b of the zoning resolution & Art. 4, Sect. 17a of the zoning resolution.

3. Locate pumps so as to comply with Art. 4, Sect. 16a of the zoning resolution."

and

WHEREAS, the Board deemed that the requirements of the resolution adopted as amended July 19, 1949, met all reasonable requirements as to area and that the resolution should be confirmed under section 21 as to the two additional objections which should have been made upon examination of the plan when originally filed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 18, 1949, by adding thereto:

"Granted under new objections 2 and 3, dated September 13, 1949, on condition that the requirements of the resolution adopted on January 18, 1949, and amended July 19, 1949, shall be complied with; that all permits shall be obtained and all work completed within one year from the date of this resolution."

361-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Frel Properties, Inc. and Harry Fink, owners (Harry Fink, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (361-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Frel Properties, Inc., and Harry Fink, owners, (Harry Fink, lessee), filed April 26, 1949 an application under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sales of auto accessories and office, and to permit the parking of more than five motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection, affecting premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens; and

WHEREAS, a public hearing was held on September 20, 1949 after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to November 1, 1949, for applicant to furnish information requested as to land fill; and

WHEREAS, the district maps accompanying the zoning resolution show that Eliot avenue is in a business use, A area, Class 1 height district; 75th street, 74th street and the site are in residence and business use, A area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1949 acting on N.B. Applic. 630-49, reads:

"1. The use of premises partially in a residence use and partially in a business use district as gasoline service station, lubritorium, minor repairs, auto laundry, office, storage and sales of auto accessories, parking of more than 5 cars waiting to be serviced is contrary to Art. II, Sec. 3, par. 4a of the Zoning Resolution.

2. Curb cuts more than 25 ft. from intersection on the otherwise residential street is contrary to Sec. 7A of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 136.13 ft. frontage by 91.17 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 64 ft. front by 32 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as an accessory building to proposed gasoline service station; and

WHEREAS, the applicant contends that the owner intends to erect a modern gasoline service station consisting of 8 buried 550-gallon storage tanks and six approved type gas pumps; that a modern service building will be erected of masonry class 3 construction to be used as office, lubritorium, minor repairs and auto laundry in conjunction with the proposed gas station; that a portion of the premises will be used for the parking of more than 5 cars waiting to be serviced; that Eliot avenue is a main autohighway and the proposed building will be entirely in keeping on this street; that the premises were in an unrestricted zone until April 8, 1946; that the present railroad cut to the east precludes the development of this site with any but an unrestricted use; that within the affected area in block 2843, lots 41 and 45 are developed with gasoline service stations; that the site is near and in view of large unsightly above-ground gas tanks; that the curb cuts on 74th street are only 30 ft. wide and are required to conduct the gasoline station; that the cuts as laid out will not affect the adjoining property and the gas station in block 2843, lot 41 across the street has entrances on 74th street; that title to 75th street north and south of Eliot avenue, although on the City Planning maps, does not rest with the city and no proceedings are now pending to acquire title; and

MINUTES

WHEREAS, the zone was changed from unrestricted to business and residence, effective April 8, 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under sections 7f, 7i and 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of ten (10) years to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received April 26, 1949," 3 sheets, *on condition* that the plot shall be leveled substantially to the grade of Eliot avenue and shall be arranged substantially as indicated on such plans except that a new design for the accessory building shall be submitted for consideration by the Board; that such plans shall be filed within two (2) months from the date of this resolution; that the accessory building shall comply in all respects with the requirements of the Building Code and the heater room shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that on the interior lot lines to the north and east there shall be constructed and maintained where the wall of the accessory building does not occur a woven wire fence of the chain link type with anchored steel posts erected on a concrete base not less than 1 ft. in height to a total height of not less than 5 ft. 6 in.; that curb cuts shall be restricted to two curb cuts to Eliot avenue not exceeding 30 ft. in width each; that no curb cut shall be nearer than 5 ft. to the side or street line as extended; that there may be one curb cut from 74th street of similar width within the first 50 ft. from the building line of Eliot avenue; that pumps shall be not nearer than 10 ft. to the street building line; that the number of gasoline storage tanks shall be limited to six (6) 550 gallon tanks; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 5 ft.; that minor repairs may be permitted under Section 7i for the term of this variance, provided such repairs are done within the accessory building with hand tools only; that the parking of motor vehicles waiting to be serviced may be permitted on the portion of the plot to the east under section 7h, for the term of this variance; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the plot where not covered by accessory building and pumps shall be surfaced with concrete or asphalt or other reasonably impervious material; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

377-49-BZ

APPLICANT—Moritz Simon, for William and Jack Prezant, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the addition of motor vehicle repair shop to existing automobile locksmith shop and office.

PREMISES AFFECTED—814-816 Bedford avenue and 486-492 Park avenue, southwest corner (Block 1900, Lots 32 and 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Moritz Simon and Jack Prezant.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (377-49-BZ)

WHEREAS, Moritz Simon for William and Jack Prezant, owners, filed May 12, 1949 an application under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop to an existing automobile locksmith shop and office, affecting premises 814-816 Bedford avenue and 486-492 Park avenue, southwest corner (Block 1900, Lots 32 and 33), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 1, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in business and unrestricted use, B area, class 1½ height district; Bedford avenue and the site are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 5, 1949 acting on Alt. Applic. 391-49 reads:

"3. Proposed use for auto repair shop on premises located in a business zone is contrary to Article II, Section 4 a (29) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. 3 in. frontage by 78 ft. in depth, on which is located a building covering the entire lot, one story and mezzanine, 15 ft. in height, for which C.O. 116693-47 has been issued, for an automobile locksmith shop and office; that it is proposed to add to the existing automobile locksmith shop and office a motor vehicle repair shop, in connection with auto parts, show and sales room; and

WHEREAS, the applicant contends that there are two gasoline service stations located on the two opposite corners of the property in question and many other auto service stations in its immediate vicinity; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7i thereof, for a term of five (5) years, to permit the premises to be also used as a motor vehicle repair shop in addition to the use as locksmith shop and office, for which C.O. 116693-47 has been issued *on condition* that the repair work shall be with hand tools only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy shall be obtained.

385-49-BZ

APPLICANT—DeRose and Cavalieri, for Kathryn G. Fitzpatrick, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction, rearrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubricatorium.

PREMISES AFFECTED—3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (385-49-BZ)

WHEREAS, De Rose and Cavalieri for Kathryn G. Fitzpatrick, owner, filed May 19, 1949 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, rearrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium, affecting premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on October 11, 1949 after due notice by publication in the Bulletin, and laid over to November 1, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Randall avenue, East Tremont avenue and the site are in a business use, C area, class 1¼ height district; Edison avenue is in business and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated May 9, 1949 acting on N.B. Applic. 390-49 reads:

"1. Proposed reconstruction of existing Gasoline and Oil Selling Station, and to extend same into Lot #35 on the South/East/Corner of East Tremont Avenue and Randall Avenue, and to include Brake Testing, Alignment, Minor Repair, Car Washing and Lubritorium, and re-arrangement of gasoline pumps, in a Business Use District, are contrary to Article II, Section 4 (a) 29, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. frontage by 114.81 ft. in depth, irregular, on which is located a building, one story, 12 ft. in height, used as a gas station, for which C.O. 1848-44 (N.B. 2407-24) was issued for gasoline service station on lot 33; that C.O. 5528-49 (Alt. 455-48) was issued for parking and storage of more than five motor vehicles on lot 35; that it is proposed to rearrange, reconstruct and extend the existing gasoline station by erecting a new building 53 ft. 6 in. front by 37 ft. deep (irregular), one story, 16 ft. in height, of class 3 construction, (lot 35 being added to the original station) and to add the additional uses of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium; and

WHEREAS, the applicant contends that it is proposed to demolish the present building, relocate the pumps and erect a new one story building; that it is also proposed to extend the present legal gasoline station, situated on lot 33 to include the area of lot 35, which would then have a total frontage on Tremont avenue of 101 ft. and a depth of 114.81 ft. along Randall avenue; that the new building and operating facilities and equipment would extend over the area of both lots; that whereas the present service station is too small to accommodate the demand, its area causes crowding and confusion and the proposed improvement would not adversely affect the neighborhood; and

WHEREAS, the applicant states that there will be no parking on the premises and that the present parking use permitted by the Department of Housing and Buildings will be discontinued; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed this was an appropriate case in which to exercise discretion to grant under sections 7c and 7i of the zoning resolution.

Resolved, the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c to permit the extension and alteration of the legally existing gasoline station on a portion of the plot to include the entire premises substantially as proposed and as indicated on plans filed with this application marked "Received May 19, 1949," 2 sheets, and "September 23, 1949," 1 sheet, showing existing conditions, on condition that all buildings and uses on the premises shall be removed and the plot shall be leveled substantially to the grade of Tremont and Randall avenues and shall be rearranged substantially as indicated on such plans; that the accessory building shall comply in all other respects with the requirements of the Building Code; that the heater room shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that the ceiling of such room may be fire retarded; that the greasing equipment shall be of the hydraulic type and there shall be no greasing pits; that pumps shall be erected not nearer than 10 ft. of the street lines of East Tremont avenue and Randall avenue; that curb cuts shall be restricted to two to Tremont avenue and two to Randall avenue, located substantially as indicated and not exceeding a width of 20 ft. in length each; that no part of any curb cut shall be nearer than 10 ft. to any lot line as prolonged; that there shall be erected on the interior lot lines to the west and south a masonry wall not less than 5 ft. 6 in. in height, properly coped; that such wall may be reduced to a height of 4 ft. within a distance of 10 ft. from the building line; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt or other reasonably impervious paving; that the number of gasoline storage tanks shall not exceed a total of six (6), two (2) of which are existing and four (4) new; that the sidewalk and curbing surrounding the premises shall be repaired or reconstructed to the satisfaction of the borough president; that the accessory building shall be constructed of brick masonry; that the roof shall be surfaced with natural slate or asbestos shingles; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that minor repairing may be permitted under section 7i, provided such repairing is maintained within the accessory building and with hand tools only except for brake testing and wheel alignment; that a new certificate of occupancy shall be obtained, superseding certificates now in force on both lots comprising the plot; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

464-49-BZ

APPLICANT—Burke Morrison & Green, for Ryconmor Realty Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit upon the business portion of a plot, located partly in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office.

PREMISES AFFECTED—57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (464-49-BZ)

WHEREAS, Burke, Morrison and Green for Ryconmor Realty Co., Inc., owner, filed June 14, 1949 an application under sections 7f and 7i of the zoning resolution, to permit upon the business portion of a plot located partly in business and residence use districts, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, affecting premises 57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on October 11, 1949 after due notice by publication in the Bulletin, and laid over to November 1, 1949, for inspection and for applicant to submit revised plans; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard, 57th street and the site are in business and residence use, B area, class 1½ height districts; 58th street is in a business use, B and C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated September 9, 1949 acting on N.B. Applic. 2627-49 reads:

"1. Use of premises located in a business district and partly in a residence district as a gas selling station, lubritorium, washing, auto repairs and office is contrary to Art. 2, Sec. 4-46-29 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 111.23 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 92 ft. front by 26 ft. 8 in. in depth, irregular, one story, 15 ft. 9 in. in height, of class 3 construction, to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office; and

WHEREAS, the applicant contends that the premises consist of a vacant plot having a frontage of 111.23 ft. on the north side of Queens boulevard and 100 ft. on the west side of 58th street; that Queens boulevard is a main highway with center wall separating east and west traffic; that the premises are situated in business and residence use districts, B area, 1½ times height district and it is proposed to erect on the business use portion of the plot a one-story gas selling station and office, lubritorium, auto laundry and auto repair shop; that the laundry portion will be one car capacity and the lubritorium two car capacity; that the portion of the building allotted for auto repairs is for the usual type of repairs commensurate with a gas station, including small power tools in addition to hand tools; that the building to be erected will be of class 3 construction with face brick on the street elevations and the office portion embellished with glass veneer and plate glass windows; that the entire plot will be graded level with the adjoining street levels and the portion of the plot in front of the building will be paved with black top and suitable drains provided, the balance of the plot to have rolled steam cinders with a suitable binder; that it is proposed to install three drop curbs, one on 58th street, approximately 30 ft. from the Queens boulevard building line and two drop curbs on Queens boulevard, located as shown on plans; that each cut will be 12 ft. wide with 1 ft. 6 in. splay on each side; that along the interior lot lines it is proposed to erect wood picket fences to a height of 4 ft. above grade level where no adjoining buildings occur and there are no existing fences; that other non-conforming uses exist in the neighborhood, such as an open lot for used car sales on the northeast corner of 58th street and Queens boulevard, block 1334, lots 1, 3 and 5; a used car lot on the southeast corner of Queens boulevard and 58th street, block 2313,

lots 9 to 13 and a used car lot on the northwest corner of 57th street and Queens boulevard, block 1329, lots 1, 35 and 37; that directly opposite the subject premises from 58th street west is Calvary Cemetery; that along the building line on 58th street a 12 inch curb will be erected from the rear lot line to the front of the laundry portion of the building creating a border for a planting area; that the erection of the proposed project will be in keeping with the uses already existing on Queens boulevard and will further enhance the character of the neighborhood; that there is no demand for ordinary business uses where the premises are situated as 58th street and nearby Roosevelt avenue provide ample shopping facilities for neighboring residents and the subject premises are particularly suitable for a gas station with accessory uses; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of ten (10) years to permit the premises to be occupied as proposed as a gasoline service station substantially as indicated on plot plan marked "Received June 14, 1949," 1 sheet, revised plans marked "Received October 27, 1949," 2 sheets, except that a new plan shall be submitted for the Board's consideration as to the design of the proposed accessory building; that such plans shall be filed within two (2) weeks from the date of this resolution for further consideration; that the plot shall be leveled substantially to the grade of Queens boulevard; that there shall be erected on the interior lot lines to the west and north a substantial brick wall not less than 5 ft. 6 in. in height; that planting areas shall be maintained in the locations as proposed with suitable planting material; that such planting areas shall be protected with 6 in. by 6 in. curbing; that gasoline pumps shall be not nearer than 15 ft. to the street building lines; that the curb cuts shall be restricted to two curb cuts to Queens boulevard, substantially as shown and not nearer than 10 ft. to the side lot line to the west and north not nearer than 5 ft. to the side lot line of 58th street as prolonged; that along 58th street shall be but one curb cut with no part nearer than 5 ft. to the street building line of Queens boulevard; that there shall be erected along 58th street from the northerly lot line for a distance of approximately 30 ft. a brick wall similar to the wall heretofore required for the side lot lines and of the same height except there may be a wrought iron fence on a masonry base, provided such base is not less than 2 ft. 6 in. in height; that the number of gasoline storage tanks shall not exceed six 550 gallon tanks; that the arrangement of the accessory building shall be for the purposes as indicated and shall comply with the Building Code in all respects; that any heater room shall be separated from the balance of the accessory building by fireproof construction and enterable only from the exterior; that the heater room ceiling may be fire retarded; that the balance of the premises where not occupied by accessory building, planting and pumps shall be paved with concrete, asphalt or other reasonably impervious paving; that the signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over more than four (4) ft.; that minor repairing may be permitted under Section 7i, provided such repairing is done within the accessory building and with hand tools only; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

537-49-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing building now used as a gasoline service station, office and accessory building, by enclosing the lubricating pits and providing space for storage, display and sale of merchandise and the additional use of motor vehicle repair shop.

PREMISES AFFECTED—1112 St. Nicholas avenue and 2-16 Audubon avenue, southerly intersection (Block 2124, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur H. Haaren and Sheldon M. Covell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (537-49-BZ)

WHEREAS, Arthur H. Haaren, for Kesbec, Inc., owner, filed July 8, 1949, an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing building now used as a gasoline service station, office and accessory building, by enclosing the lubricating pits and providing space for storage, display and sale of merchandise and the additional use of a motor vehicle repair shop, affecting premises 1112 St. Nicholas avenue and 2-16 Audubon avenue, southerly intersection (Block 2124, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on November 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 165th, West 166th streets and St. Nicholas avenue are in business and residence use, B area and Class 1½ height districts; Audubon avenue and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1949, acting on Alt. Applic. 946/49, reads:

"1. Extension of a gasoline service station, a nonconforming use in a business use district is not permitted under Article II Section 4a(46) of the Zoning Resolution.

2. Motor vehicle repair shop is in a business use district is contrary to Article II section 4(a) 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot triangular in shape, 118 ft. by 92 ft. front by 62 ft. in depth, on which is located a building 24 ft. front by 14 ft. deep, irregular, one story, 13 ft. in height, of Class 3 construction, used as a gasoline service station, office and accessory building, for which C.O. 22225/37 was issued for gasoline service station, office and toilets, boilerroom and storage; that it is proposed to erect an addition to the existing building on the easterly side, 25 ft. 6 inches by 28 ft., one story, 16 ft. in height, of Class 3 construction, to enclose existing open grease pits, relocate the oil tank and replace pumps; that the front of the existing building will be changed to conform with the proposed addition and to have the additional use of motor vehicle repairing; and

WHEREAS, the applicant contends that the present arrangement of the service station has become inadequate and outmoded and it is desired to modernize the building and make it safer by enclosing the open grease pits, relocate the oil

tank so it will not be near the pits, to afford added space for storage and display of merchandise and to replace one set of pumps in a safer and more convenient location, a greater distance from the sidewalk; that the front of the existing building will be changed to conform to the proposed addition; that the applicant believes the proposed extension and alteration will result in a decided improvement in the appearance of the premises and will inure to the comfort, convenience and safety of the public; that the second objection as to a motor vehicle repair shop is not well taken, as the applicant does not intend to operate a repair shop on the altered premises but only to make minor repairs with hand tools, such as the adjustment of spark plugs, carburetors, etc. and the changing of tires, such as commonly made by gasoline service station attendants; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the rearrangement of the lawfully existing station and the increase in area of the accessory building as proposed and as indicated on plans filed with this application marked "Received July 8, 1949," three sheets and marked "Received October 25, 1949," one sheet, *on condition* that if the pits are installed as proposed with closure doors, a ventilating system shall be installed and maintained consisting of an exhaust fan at the bottom of each pit with ducts leading through the roof; that the most northerly existing curb cut on Audubon avenue shall be removed and the curbing restored; that the existing curb cut to St. Nicholas avenue may be extended as shown; that the existing billboard sign above the accessory building shall be removed and no other sign substituted except as may be permitted under the zoning resolution which shall include, however, the signs attached to the cornice of the accessory building as indicated on plans filed with this application; that the repairing under section 7i shall be restricted to repairing within the accessory building with hand tools only as proposed; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

546-49-BZ

APPLICANT—Kitzler & Nurick, for Joseph J. Fisher, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b and 21 of the zoning resolution, to permit in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles and using more than the permitted area.

PREMISES AFFECTED—710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

MINUTES

THE RESOLUTION (546-49-BZ)

WHEREAS, Kitzler and Nurick for Joseph J. Fisher, owner, filed July 13, 1949, an application under sections 7b and 21 of the zoning resolution, to permit in unrestricted and business use, C area district, the erection of a garage for more than five (5) motor vehicles and using more than the permitted area, affecting premises 710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn; and

WHEREAS, a public hearing was held on October 11, 1949, after due notice by publication in the Bulletin; and laid over to November 1, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Parkside avenue is in business and unrestricted use, C area and Class 1½ height district; Nostrand avenue is in a business use, C area and Class 1½ height district; Clarkson avenue is in business and unrestricted use, C area and Class 1½ height districts and the site is in business and unrestricted, C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1949, acting on N.B. Applic. 690-49, reads:

"1. Proposed garage for more than five motor vehicles located on a lot which is partly in an unrestricted use district and partly in a business use district is contrary to Art II, Sec. 4(a) Subdiv. 15 of the zoning resolution.

"2. The proposed garage to occupy the entire area of the lot in a 'C' area district is contrary to Art. IV, Sec. 13 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. 1¼ in. front by 146 ft. ¾ in. in depth, irregular, presently occupied as water storage and accessory buildings, which are to be demolished; that it is proposed to erect a building 125 ft. 1¼ in. front by 146 ft. ¾ in. and 121 ft. deep, one story, 13 ft. 4 in. in height, of Class 1 construction, to be used as a garage for more than five motor vehicles; and

WHEREAS, the applicant contends that this plot and the entire neighborhood is now developed with unrestricted uses occupying greater percentages of the areas than now permitted under zone regulations; that this site was occupied by a water tank and accessory buildings practically covering the entire area; that at the rear of the lot, buildings facing Clarkson avenue cover the entire area; that adjoining the premises to the east is a gas tank and accessory buildings that are spread irregularly over most of the area; that on the north side of Parkside avenue, to the east, are gas tanks and a garage covering most of the area; that to the west, adjoining the property, is a frame building used for factory purposes, and a business building on the corner, covering the entire area; that further west, Parkside avenue, west of Nostrand avenue, is developed with garages covering entire areas of their plots; that Clarkson avenue, on both sides of the street, is developed with garages covering entire areas; that the proposed building will in no way deteriorate the values of the neighborhood properties, and will conform generally with the development of the surrounding properties; that the public health, safety and general welfare will not be affected and substantial justice will be done; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7b of the zoning resolution as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, and is therefore entitled to relief as to extension of area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and

area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b, to permit the premises to be developed as proposed as a storage garage substantially as proposed and as indicated on plans filed with this application marked "Received July 13, 1949," 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any gasoline stored in the building shall be solely for servicing the cars in the building and not for public sale; that curb cuts shall be restricted to the two curb cuts to Parkside avenue as indicated; and granted under Section 21, as to extension of area on condition that there shall be no windows constructed in any of the walls on the interior lot lines; that skylights erected shall be not nearer than 15 ft. to the side lot line to the west; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

551-49-BZ

APPLICANT—Charles M. Spindler, for Walter Dobler, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit on a plot located partly in a business and unrestricted use district, the additional use of motor vehicle repair shop on first story of a building occupied as a gasoline service station, lubrication, office, auto parts sale, garage for more than five motor vehicles and factory.

PREMISES AFFECTED—88-02 to 88-08 102nd street and 100-26 to 100-36 88th avenue, southwest corner (Block 9286, Lot 61), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Walter Dobler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (551-49-BZ)

WHEREAS, Charles M. Spindler, for Walter Dobler, owner, filed July 12, 1949, an application under sections 7c and 7i of the zoning resolution, to permit on a plot located partly in business and unrestricted use districts, the additional use of a motor vehicle repair shop on the first story of a building occupied as a gasoline service station, lubrication, office, auto parts sale, garage for more than five motor vehicles and factory, affecting premises: 88-02 to 88-08 102nd street and 100-26 to 100-36 88th avenue, southwest corner, (Block 9286, Lot 61), Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 1, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 88th avenue is in unrestricted, business and residence use C area and Class 1 height districts; 89th avenue and 102nd street are in residence and business use, C area and Class 1 height districts and the site is in unrestricted and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1949, acting on Alt. Applic. 1426/49, reads:

"1. The proposed change of occupancy to include a motor vehicle repair shop in the first story of a building located partly in a business and partly in an unrestricted zone, is contrary to Art. 2, Sec. 4(a) 29 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist

MINUTES

of a plot 75 ft. front by 125 ft. in depth, irregular, on which is located a building 75 ft. front by 125 ft. deep at street level (irregular) and 25 ft. front by 63 ft. deep on the second floor, 2 stories 25 ft. in height of Class 3 construction, used as a garage, for which C.O. 2730/23 (Alt. 620/22) was issued for gasoline service station, lubrication, office and auto parts, sale and factory; that it is proposed to include a motor vehicle repair shop use on the first floor of an existing garage; and

WHEREAS, the applicant contends that the premises was constructed prior to 1915 and extended in 1919 and again in 1922, at which time the entire site was unrestricted; that the zoning of the easterly 100 feet was changed to business use in 1922, while the westerly 25 feet remained and still remains unrestricted; that in addition to the lawful existing uses, the premises is operated by the owner as a repair shop and a service station in connection with the Packard auto showroom known as Woodhaven Motors which he operates at 97-14 Jamaica avenue, a few blocks from the site; that the repair work done is principally new car Packard service and consists chiefly of minor adjustments, engine work, etc.; that no collision, body or fender work, welding or burning work is handled and no anvil or forge maintained; that the work is done principally with hand tools except for a few essential bench tools such as a grinder, brake drum lathe, etc. which are operated by fractional horsepower motors; that the bench work done is entirely within the unrestricted zone and if a partition on the zone line was practical, this could be maintained as a matter of right; that the premises has been used as a repair shop for more than 15 years and for four years under the present ownership without complaint; that the present owner purchased the site primarily as a service station in connection with his Packard agency and bought what he assumed was a legally existing repair shop; and that the premises is closed evenings, Sundays and half day on Saturday and consequently is much less objectionable than a public garage operated seven days a week which could lawfully be operated; and

WHEREAS, the Fire Department records indicate that a permit is on record to include a repair shop for 1949, but none previously issued; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7i thereof, to permit the premises to be used also as a motor vehicle repair shop as proposed and as indicated on plans filed with this application marked "Received July 12, 1949," three sheets, on condition that such repair work shall be done by hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that a new certificate of occupancy shall be obtained for all the uses that have been lawfully permitted including the limited repairing herein permitted; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

582-49-BZ

APPLICANT—Street & Adikes, for Catherine Adikes, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a business and residence use district the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner, (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Walter Adikes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (582-49-BZ)

WHEREAS, Street and Adikes for Catherine Adikes, owner, filed August 2, 1949, an application under Section 7h of the zoning resolution, to permit in business and residence use districts, the parking and storage of more than five motor vehicles, affecting premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner, (Block 5121, Lots 23 and 27), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on October 11, 1949, after due notice by publication in the Bulletin, and laid over to November 1, 1949, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Main street is in a business use, C and B area and Class 1 and 1½ height district; Sanford avenue and Maple avenue are in business and residence use, C area and Class 1 height districts, and the site is in business and residence use, C area and Class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1949, acting on Alt. Applic. 1181-49, reads:

"1. The use of a plot located partly in a business and partly in a residence zone, for parking and storage of more than five motor vehicles, is contrary to Article 2, Sec. 3 of the zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot 139.68 ft. front by 247.75 ft. in depth, irregular, presently occupied by three car garages, of Class 4 construction, which will be demolished; that it is proposed to use the vacant lot for parking and storage of more than five motor vehicles and to erect a shelter 10 ft. by 10 ft., one story in height, of Class 4 construction; and

WHEREAS, the applicant contends that this plot has been under the same ownership for more than 40 years and was occupied by the Adikes family; that the dwelling on the plot was demolished last year; that the need for additional parking space in this area is very acute; that the plot is located only a few blocks from the Long Island railroad station and the last stop of the Flushing I.R.T. and B.M.T. trains, where countless people leave their cars before boarding trains for Manhattan; that there is a large theatre on Main street approximately 500 ft. north of the site which also contributes to the traffic congestion and raises a parking problem; that Main street in this area is a retail shopping center with many stores and super markets; that there is a large post office across Main street from the site as well as six-story apartment houses without garage facilities; that it is felt that the present traffic congestion would be greatly eased in this area by this parking lot which could accommodate approximately 175 cars; that it is not intended that this parking lot become a permanent proposition, since the high assessed valuation of the plot would not make the parking lot an attractive investment; that it is intended rather to establish this parking lot for a few years until the property can be sold for development with a conforming use; that during the meantime, the parking lot use will pay the taxes on the plot, on which no back taxes whatsoever have accumulated; that the parking use will also help relieve the crowded streets and reduce traffic congestion, and render a distinct service to the residents and shoppers of the neighborhood; that the plot immediately south of the site on Main street (lot 32) which is the most affected piece of property, is under the same ownership of the Adikes

MINUTES

family, and is the residence of the owner of the site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles as proposed and as indicated on plans filed with this application marked "Received August 2, 1949," 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of Main street and shall be surfaced with clean gravel, steam cinders or other suitable material and treated with a binder and properly rolled; that there shall be erected on the street and interior lot lines continuously a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, with not more than two openings therein as indicated on plans, except that the one on Sanford avenue shall be within 100 ft. from Main street; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected a building not over 100 sq. ft. in area and not over one (1) story in height and which may be of frame, used solely as an office and shelter for the attendant; that curb cuts opposite such openings shall not exceed 15 ft. in width; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that ample aisles shall be maintained at all times for easy entrance and egress; that signs shall be restricted to one sign attached to the fence at each opening advertising the parking and storage use and the rates charged, and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed 15 sq. ft. each and shall not extend beyond the building line and shall not be illuminated; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

589-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Charles W. Bast, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i, 7A, 21 and 7c of the zoning resolution, to permit in a business and residence use, D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories; using more than area permitted, with entrances, signs and show windows more than the permitted distance from the intersection.

PREMISES AFFECTED—103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (589-49-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Charles W. Bast, owner, (Hoven Chevrolet Corporation, tenant), filed August 5, 1949, an application under sections 7i, 7A, 21 and 7c, of the zoning resolution, to permit in business and residence use, D area districts, the erection and maintenance of a building to be used for repairs and servicing of new and

used cars, wheel alignment, brake testing, lubrication, parts department, office and sale of auto accessories, using more than the permitted area, with entrances, signs and show windows more than the permitted distance from the intersection, affecting premises 103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner, (Block 9114, Lot 27), Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on October 11, 1949, after due notice by publication in the Bulletin, and laid over to November 1, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway boulevard is in a business use, D area and Class 1 height district; 103rd avenue, 93rd and 94th streets are in business and residence use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 5, 1949, acting on N.B. Applic. 3560/49, reads:

"1. Proposed building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubrication, parts department, office and sales of auto accessories on premises located partly in a business use district and partly in a residence use district is contrary to Art. II Sec. 3 and Art. II Sec. 4a, subd. 29 of the Zoning Resolution.

2. Proposed building exceeds allowable area for a 'D' area district and is contrary to Art. IV Sec. 14c of the Zoning Resolution.

3. Entrance, show windows and signs on 93rd st. more than 25'-0" distance from Rockaway Blvd. intersection is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 116 ft. front by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 96 ft. front by 90 ft. deep, one story, 14 ft. 4 in. in height, of Class 3 construction, to be used for repairs and service of new and used cars, wheel alignment, brake testing, lubrication, Parts Department, office and sales of auto accessories; and

WHEREAS, the applicant contends that the building is to be used for repair and service of new and used cars dealt in by the agency of the owner having a present auto showroom and service department on Rockaway boulevard, Block 9114, Lot 19; that a six foot high woven wire fence will be erected on the northerly and easterly lot lines and 20 ft. wide and 10 ft. wide planted and landscaped courts will be maintained on these sides; that although the building will project partly into the residence zone, the above-mentioned landscaped area will act as a buffer and be of more advantage to the block, as the entire frontage of the site on 93rd street is in a business zone and a building could be erected clear to the northerly lot line; that the building is required for the expanded business of the agency having an auto showroom as above stated; that Lot 35 immediately adjoining is developed with a gasoline station; Lot #10, Block 9112, across the street, is also developed with a gasoline station; Lot #19, Block 9114 is developed with the same owner's auto showroom and repair department; that Block 9116, Lot #37 is occupied by a gasoline station, thus showing that the proposed use is adjoined and faced by non-conforming uses; that Rockaway boulevard is a heavily trafficked auto lane; that the proposed building is entirely in keeping; that the site has an area of 12,452 square feet and will occupy 9402 square feet, which is only 1804 square feet above the allowable building area of 7452 square feet; that the bulk of the building is in a business zone and the large planted courts and yards, as proposed, will provide ample ventilation and light to the adjoining residences; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Sections 7i, and 7A, of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, as to extension of area, on the

MINUTES

grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 1, 7A and section 21, to permit the construction of the proposed building for the repairing and servicing of new and used cars dealt in by the agency to cover the area substantially as proposed and as indicated on plans filed with this application marked "Received August 5, 1949," 3 sheets, *on condition* that there shall be constructed and maintained on the rear and side lot line to the north a substantial woven wire fence of the chain link type with anchored steel posts not less than 6 ft. in height; that such fence shall have a cement base not less than one foot in height above grade; that the rear yard and yard to the north as shown shall be landscaped and maintained with proper landscaping materials; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable hereto; that the opening to the landscaped court to the north shall not exceed those indicated; that the woven wire fence shall be continued along 93rd street, as indicated, and shall have a gate therein, as indicated, not exceeding 3 ft. 8 in. in width; that curb cuts shall be restricted to two curb cuts located where indicated not over 15 ft. in width each; that the cellar space shall be for a boiler room only and not for storage located along the 93rd street front of the building separated from the balance of the building by fireproof construction and enterable only from the exterior; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the equipment for greasing and servicing shall be of the hydraulic type and no greasing pits shall be installed; that there shall be no storage of gasoline within the building; that this building shall be used in conjunction with the building on adjacent Lot 19 in the same block, variance for which was granted by the Board under Cal. 795-45-BZ for the same occupant; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

601-49-BZ

APPLICANT—A. H. Salkowitz, for Malba Garden Homes, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a commercial sign.

PREMISES AFFECTED—147-12 7th avenue, south side, 100 ft. east of 147th street (Block 4475, Lot 12), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinice 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (601-49-BZ)

WHEREAS, A. H. Salkowitz, for Malba Garden Homes, Inc., owner, filed August 18, 1949, an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a commercial sign, affecting premises 147-12 7th avenue, south side, 100 ft. east of 147th street (Block 4475, Lot 12), Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on November 1, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 147th street, 7th avenue and the site are in a residence use, E area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1949, acting on B.N. Applic. 2351-49, reads:

"1. The erection of a commercial sign within a residence use district is contrary to Article 2, Section 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 209.56 ft. front by 176.78 ft. in depth, irregular, presently unbuilt upon, with the exception of a sign; that it is proposed to permit the existing sign to remain; and

WHEREAS, the applicant contends it is proposed to maintain an existing commercial ground sign 14 ft. high and 24 ft. wide for a limited period not exceeding two years; that this sign is located on vacant property and advertises the sale of dwellings and a proposed store building being erected by the owner in the surrounding neighborhood; that the land directly adjoining the sign is vacant to a minimum distance of 400 ft. to the north, east and south of the property involved and 160 ft. to the west; that the sign will be only maintained until dwellings in that sector have been constructed and completed, whereupon the sign will be removed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, to permit the continuance of the sign of the size and location as proposed and as indicated on plans filed with this application marked "Received August 18, 1949," two sheets, and marked "Received November 1, 1949," one sheet, *on condition* that the wording on the sign shall be as indicated on such plan marked "Received November 1, 1949" and not for other wording; that the sign shall not be illuminated and shall be maintained in structurally safe condition to the satisfaction of the borough superintendent; that this variance shall be for a term of two (2) years from the date of this resolution but the sign shall be removed in the event the owner develops the plot on which the sign is located; that all permits shall be obtained and all work completed within two (2) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

366-49-A

APPLICANT—Lama, Proskauer and Prober, for Edgar E. Stewart, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens (under section 35, General City Law—re bed of mapped street—248th street).

APPEARANCES—

For Applicant: Alfred A. Lama and Edgar E. Stewart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., in conjunction with Cal. 365-49-BZ.

552-49-A

APPLICANT—General Chemical Division—Allied Chemical & Dye Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner

PREMISES AFFECTED—42-02 55th drive, south side 57 ft. west of 43rd street (Block 2520, Lot 40), Long Island City, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Edward Rohr and Edward Paikman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to November 15, 1949 at 10 A.M., for further consideration, applicant to file new plan.

818-47-A—Vol. II

APPLICANT—Board of Transportation, City of New York, owner.

SUBJECT—Application reopened July 12, 1949—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—600 West 59th street, block bounded by West 58th and West 59th streets, 11th and 12th avenues (basement); (Block 1106, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Bernard Ensmann and William C. Hertenstein.

For Administration: E. A. Meyers, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (818-47-A—Vol. II).

WHEREAS, this application, granted by the Board November 25, 1947, under Cal. 818-47-A, Vol. I, permitting the use of fourteen 150 lb. cylinders in storage, six 150 lb. cylinders in use and eight empty cylinders in storage; and

WHEREAS, at the time of such action by the Board on November 25, 1947, the applicant stated that the existing chlorine storage room had twenty-five 150 lb. cylinders in storage; six 150 lb. cylinders in use and fifteen empty cylinders in storage; and

WHEREAS, this appeal was reopened by a vote of the Board July 12, 1949, upon application by the City of New York, Board of Transportation, owner, to permit consideration of a new decision of the fire commissioner, affecting 600 West 59th street (Block 1106, Lot 1), bounded by 59th street, 11th avenue, 58th street and 12th avenue, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated June 14, 1949, referring to Order No. 73325-LC, reads:

"Application to increase storage of chlorine to 30 cylinders total in above premises is denied."

and
WHEREAS, the applicant now states that after the adoption of the Board's resolution of November 25, 1947, permitting storage of 20 cylinders total, containing chlorine, the fire department issued a Combustible Permit M162728, dated March 9, 1949, to expire September 20, 1949, for the storage of six 150 lb. cylinders in use, manifolded; fourteen 150 lb. cylinders in storage and eight empty cylinders in storage; and

WHEREAS, the applicant contends that efficient storage of chlorine at this plant indicates the desirability of storing full cylinders in multiples of six and exchanging empty cylinders for full cylinders in shipment lot of 24, which constitutes two to three weeks supply; that application is therefore made to the Board to permit the storage and use of chlorine as follows:

6—150 lb. cylinders in use (manifolded)

24—150 lb. cylinders in storage (full or empty).

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 25, 1947 by adding thereto:

"that in the event the owner desires to increase the number of cylinders as proposed and as passed upon by the fire commissioner under Order 73325-LC, such additional cylinders may be permitted to be stored as proposed and as indicated on revised plan marked 'Received

June 27, 1949,' two sheets, on condition that the total number of cylinders on the premises shall not exceed thirty (30) of which not over six (6) shall be attached to a manifold at one time."

MATERIALS SUBMITTED FOR APPROVAL

505-41-SM

APPLICANT—Glyco Products Co., Inc., owner.

SUBJECT—Application for consideration reopening and amendment of resolution—re additional name of "Flame Chek" (Abopon and Agent 313 Flameproofing Compounds, previously approved).

APPEARANCES—

For Applicant: M. Dennis Bloomfield.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (505-41-SM).

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 11, 1949

Re. Cal. 505-41-SM

Subject: Amendment of Resolution to Permit Marketing Under Trade Name of Flame Chek.

Glyco Products Company, Inc., requested by letter, dated July 11, 1946 that the resolution adopted by the Board November 12, 1941 under Cal. 505-41-SM be amended to permit the Chek-Products Co., Inc. to market the combined approved materials under the trade name of "Flame Chek." A similar request was received from the Just Chemical Company, predecessor of the Chek-Products Company.

Description

Flame Chek is a combination of Flameproofing compound Abopon and Agent 313 each approved by the Board November 12, 1941 under Cal. 505-41-SM.

The composition of Flame-Chek, as described above consists of 7 parts of abopon; 9 parts of Agent 313, 1 part of Wetanal (an agent to make water heavier) and 83 parts of water. The complete formulation is sold in 1 gallon jugs and 55 gallon drums.

A copy of a test conducted at the United States Testing Company, Inc. is on file with and is part of the record.

Recommendation

On the basis of test and data filed by the applicant, the Committee on Test recommends that resolution adopted November 12, 1941 and as amended May 11, 1943 and February 29, 1944 be amended to permit the Chek-Products Co., Inc. to market the products as combined and to be known as Flame Chek on condition that the requirements of the resolution adopted November 12, 1941 under Cal. 505-41-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 12, 1941, in accordance with the above report.

MINUTES

190-47-SM

APPLICANT—Detroit Steel Products Co., owner.

SUBJECT—Application for consideration—reopened October 11, 1949, re amendment of resolution, re Fenestra Holorib Roof Deck, previously approved on condition.

APPEARANCES—

For Applicant: R. W. Weed.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (190-47-SM).

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 17, 1949

Re: Cal. 190-47-SM

Subject. Amendment of Resolution.

Detroit Steel Products Company requested by letter dated September 23, 1949 that the resolution dated December 16, 1947 under Cal. 190-47-SM be reopened and amended so as to include the use of this material on roofs of Class I and Class II structures, as provided in C26-618.0. The case was reopened by a vote of the Board October 11, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted December 16, 1947, under Cal. 190-47-SM be amended to permit the use of Detroit Steel Products Company, Holorib Steel Roof Deck without fire protection to steel roofing on roofs of Class I and Class II structures where protection is omitted from trusses as provided under C26-618.0, on condition that the requirements of the resolution, adopted December 16, 1947, under Cal. 190-47-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 16, 1947, in accordance with the above report.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 1949

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

730-48-A—Vol. II

APPLICANT—LeRoy A. Perry, for Partition Servicing Co., owner.

SUBJECT—Appeal reopened July 12, 1949—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (730-48-A—Vol. II).

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor), (Block 631, Lot 13), Borough of Manhattan, was granted by the Board September 21, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening and consideration of a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened July 12, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1949, as to amendment to Alt. Applic. 1190-48 reads:

"2. All tenants to have access to two means of egress from 2nd floor. Proposed tenancy as shown does not meet the conditions of Bd. S. and A. Cal. No. 730-48-A."

and

WHEREAS, the applicant states that the building is two stories, 26 ft. in height, 51 ft. 5½ in. by 87 ft. in area at 1st floor, 51 ft. 5½ in. by 48 ft. in area at 2nd floor, Class 3 construction, erected in 1911, located in an unrestricted use district, used and occupied since 1911: Cellar, storage of metal partitions, stamping metal badges and boilerroom, 2 persons; 1st floor, assembling metal partitions, offices, stamping metal badges, 13 persons; 2nd floor, polishing metal badges and offices, 7 persons; proposed to be used and occupied on the cellar and first floors without change and the occupancy of the 2nd floor is proposed to be increased to 10 persons; that the building is provided with one interior wood stairs, brick enclosed, 3 ft. 8 in. wide, equipped with fireproof, self-closing doors, leading directly to street but not to roof and two fire escapes, extending to roof by stair, front fire escape leads to street by ladder; that rear fire escape leads to adjoining roof; that window and door openings on the course of the fire escapes are fireproof, self-closing; and

WHEREAS, on September 21, 1948, the Board in acting on Objection 1 issued by the borough superintendent July 6, 1948, as to Alt. Applic. 1190/48, modified the decision of the borough superintendent, on condition that exits be maintained as then proposed, including proposed second floor extension with exiting therefrom as permitted by the Board under Cal. 308-29-S and as amended by resolution adopted by the Board under Cal. 1000-46-A; that at that time it was proposed to extend the second floor an additional 39 ft. and provide a new fire escape balcony leading to adjoining building to the west, thus providing additional egress from the second floor; and

WHEREAS, the applicant states that it is now proposed to eliminate the extension of the 2nd floor and proceed with part of the alteration by creating an office on the second story for the owners own use in conjunction with the business now conducted on the first floor; that this office will have three occupants; and

WHEREAS, the applicant contends that the primary means of egress from the new office will consist of a brick enclosed stairway equipped with fireproof doors; that the secondary means of egress will be through windows leading onto the one-story extension roof at the rear, from which

MINUTES

roof there is egress from the adjoining one-story roof to the west, which means of egress has been accepted by the Board for the cellar and first floor under Cal. 1000-46-A; that in view of the fact the new second floor unit will be for office purposes with only three occupants, it is requested that the secondary means of egress over the adjoining roof be accepted as adequate; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1190/48, objection 2, be and it hereby is granted on condition that the exits shall be arranged as indicated on plans filed with this appeal, marked "Received May 27, 1949" (3 sheets), except that the doors to stairway enclosure and exit passage to the street shall be as shown on revised plan marked "Received October 19, 1949" (1 sheet); that the passageway enclosing partition shall be supported to the satisfaction of the borough superintendent and the ceiling in the cellar underneath the passageway on the first floor shall be protected with wire lath and cement plaster; that the doors on the first floor and cellar from the stairway shall be changed from sliding to hinged fireproof, self-closing doors; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 308-29-S and by resolution of the Board dated September 21, 1948, under Cal. 730-48-A, Vol. I, only so far as such resolution pertains to the second means of exit.

850-48-A—Vol. II

APPLICANT—Industrial Maintenance Inc., owner.

SUBJECT—Application reopened September 27, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—4040-4054 3rd avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert Parnell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating.....	1

THE RESOLUTION (850-48-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 4040 Third avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx was granted by the Board October 19, 1948, as Vol. I, on certain conditions; and

WHEREAS, the applicant requested amendment of the resolution as to the sprinkler system based on a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened September 27, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated August 16, 1949 acting on Misc. Applic. 589-49 reads:

"1. Obtain approval from Board of Standards and Appeals for installation as shown. Note Board of Standards and Appeals Calendar No. 850-48-A for sprinkler in same premises. Two-source system required to waive requirements of Section C26-254, and is contrary to Sec. C26-1370 of the Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 15 ft. in height, 200 ft. by 100 ft. in area, of class 3 construction, erected in 1912, located on a lot 200 ft. by 100 ft. in area, in a business use, B area, class 1½ height district, used and occupied since 1949 as follows: basement—

boiler room; 1st floor—manufacturing artificial flowers; that the building is partially equipped with a one source automatic sprinkler system which was the subject of a variance granted by the Board October 19, 1948 under this Calendar number (Vol. I); and

WHEREAS, Violation C2282-48 issued September 12, 1949 was for changing the use of the building from store to factory without a certificate of occupancy; and

WHEREAS, the applicant now states that the building is subdivided by a 8 in. fire wall with unprotected openings as indicated on plans filed with this appeal; that one area is 12,500 sq. ft. and is protected with an automatic sprinkler system having one source of supply; that the other area of 7500 sq. ft. is unsprinklered; that the present sprinklered area is fed by one 6 in. connection to an 8 in. city main with a pressure of 54 lbs.; that the existing sprinkler system was installed and approved by the Building and Fire Departments on July 19, 1947; that at that time the 7500 sq. ft. area which is now unsprinklered was occupied by another tenant who has since vacated and the owner now occupies the entire premises; that it is proposed to install a separate sprinkler system in the 7500 sq. ft. area complete, including a new 4 in. connection to the city main and a 4 in. cross-connection to the existing 6 in. connection, thus tying the two systems together; that in addition to sprinklering the entire area as proposed the owner will install and maintain a central station alarm valve service; and

WHEREAS, the applicant contends that in view of the fact that the building is one story in height and the water pressure at the top line of sprinklers will be 47 lbs. with 930 gallons per minute flowing, fed from two connections one 6 in. and one 4 in. to an 8 in. main fed two ways with a pressure of 54 lbs. and such system will be provided with a local alarm provided with a water motor gong and siamese fire department connection, it is felt that the proposed fire protection is fully adequate and as the building is located on an interior lot a second supply from another main is not feasible and will involve considerable expense and hardship to the present owners; that the number of heads on the existing system fed by the existing 6 in. connection is 168 and in the proposed 7500 sq. ft. area, the number of heads will be 102; that the proposed sprinkler installation has been approved by the New York Fire Insurance Exchange.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 19, 1948 by adding thereto:

"... that the balance of the building shall be protected with a one-source sprinkler system fed by a 4-in. line from the 8-in. street main, as proposed and as indicated on plans filed with this appeal, marked 'Received September 12, 1949' (1 sheet), on condition that the requirements of the resolution adopted by the Board on October 19, 1948, shall be complied with except as to openings in cross wall; that the existing system and the proposed system shall be tied together by means of a 4 in. line as indicated and that the system shall be connected to fire headquarters through an approved central office; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

1042-48-A—Vol. II

APPLICANT—M. Martin Elkind, for Gato (Gaetano) Trovato, owner.

SUBJECT—Application reopened September 13, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—29-26 Bell boulevard, west side, 236 ft. south of 29th avenue (2nd floor); (Block 6053, Lot 34), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (1042-48-A—Vol. II).

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 29-26 Bell boulevard, west side, 236 ft. south of 29th avenue (Block 6053, Lot 34), Bayside, Borough of Queens was granted by the Board, as Vol. I, January 11, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this appeal was reopened September 13, 1949, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated July 12, 1949 acting on Alt. 1604-49 reads:

"1. The conversion of existing one family dwelling at the above location to a two-family dwelling, is contrary to Cal. 1042-48-A, Resolution by the Bd. of St. & Appeals."

and

WHEREAS, the applicant states that it is proposed to occupy the building as follows: cellar—storage and boiler room; 1st floor—dwelling—1 family; 2nd floor—dwelling—1 family; that the existing building is 1½ stories 20 ft. in height, 36 ft. by 38 ft. in area, of Class 4 construction, located on a lot 50 ft. by 100 ft. in area in a business use D area Class 1 height district, erected in 1949, and used and occupied pursuant to C.O. Q55461 issued May 26, 1949 as a one family dwelling with attached garage; and

WHEREAS, the applicant now contends that the building was recently completed and has been purchased by the present owner who would like to arrange the attic floor into additional living quarters; that the physical arrangement is such that very little work on the owner's part will be required to effect such change; that it will be only necessary to install kitchen fixtures into an existing space on the attic floor; that the attic apartment will consist of two rooms primarily for one or two person occupancy and will in effect bring the total occupancy of the building up to no greater than would be the case in a single large family; that the additional income derived would be a great help to the owner in meeting his obligations arising from the purchase of his home at present day high prices; that no other physical changes or enlargement would take place in the building.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 11, 1949, by adding thereto:

"... that in the event the owner desires to change the occupancy from one family to two families, as proposed and as indicated on plans filed with this appeal, marked 'Received July 20, 1949' (3 sheets), such change of occupancy may be permitted, *on condition* that the requirements of the resolution adopted January 11, 1949, shall be substantially complied with in all other respects and that a new certificate of occupancy for the two-family occupancy shall be obtained."

533-49-A

APPLICANT—Julius Eckmann, for 124-132 White Street, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—124-132 White street, north side, 44.8 ft. west of Baxter street (cellar); (Block 198, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann and Harry Konig.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (533-49-A)

WHEREAS, Julius Eckmann, for 124-132 White Street, Inc., owner, filed June 30, 1949, an appeal from an order and decision of the fire commissioner, affecting premises 124-132 White street north side, 44.8 ft. west of Baxter street (Cellar); (Block 198, Lot 19), Borough of Manhattan; and

WHEREAS, Order 47471-LF, issued by the fire commissioner, dated April 13, 1948, reads:

"1. Install an approved, wet automatic sprinkler system in the cellar, having at least one source of water supply, arranged and equipped as per Chapter 26, Article 16, Administrative Code. C19-161.0 Adm. Code.

NOTE: Plans to be filed with and approved by the Department of Housing and Buildings before work on such system is commenced."

and

WHEREAS, the decision of the fire commissioner dated May 31, 1949, reads:

"In reply to your request for reconsideration on Item 1, Order #47471LF which requires a wet automatic sprinkler system in the cellar, in view of the combustible material stored in the cellar, your request is denied.

You may file an appeal from this decision with the Board of Standards and Appeals within thirty days."

and

WHEREAS, the applicant states the building is 12 stories, 149 ft. in height 97.10 ft. by 83 ft. average in area at street level; 97.10 ft. by 74 ft. average in area at typical floor level, of fireproof construction; erected on a lot 97.10 ft. by 80.2 ft. and 92.11 ft. in area, in an unrestricted use, B area, Class 2 height district and used and occupied since 1893—cellar, storage and boiler room, 3 persons; 1st floor, printing, 45 persons; 2nd to 12th floors, printing, 45 persons on the 2nd to 10th floors, and 30 persons on each of the 11th and 12th floors; that no change in use or occupancy is now proposed; that the building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is an approved standpipe system, three 3 ft. wide interior steel stairs, terra cotta enclosed with metal covered self-closing doors; that stair halls lead from roof bulkhead direct to street; and

WHEREAS, the applicant states that a part of the cellar is used as boiler room and the balance for the storage of a limited amount of paper stock; that the boiler room is enclosed in fireproof partitions and walls; that there was a perforated pipe system originally in the cellar which system has been inoperative and out of commission for at least 10 years during which period the building has been in use continuously under inspection by the fire department without any order, under the same conditions as it is now used; that an improvement was made last year in that a new fireproof enclosed stair was erected in the cellar leading to 1st floor, thence direct to street; and

WHEREAS, the applicant contends that under date of January 16, 1949, it was proposed to the fire department that a non-automatic sprinkler system be installed in the cellar with single pumper inlet and this proposal was disapproved by the fire commissioner's decision dated May 31, 1949, which is the subject of this appeal; that with the non-automatic sprinkler system and the improved exit facilities, the cellar, the use of which has remained unchanged throughout the use of the building, will thus have adequate and better protection and it is therefore requested that the Board accept the proposed non-automatic sprinkler system.

Resolved, that decision of the Fire Commissioner acting on Order #47471-LF, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed a wet automatic sprinkler system throughout the cellar, having at least one source of water

MINUTES

supply, arranged and equipped in accordance with Article 16, Chapter 26 of the Administrative Code, except that the source from the street may be a 2-in. line and that the Fire Department inlet may be of the single type, provided that the system complies in all other respects except that sprinklers may be omitted in the boilerroom and in the elevator machine room.

958-46-A

APPLICANT—Nathaniel C. Saxe, for Sacer Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision re orders of the fire commissioner (previously denied).

PREMISES AFFECTED—107-109 Beach 29th street, west side, 300 ft. south of Lewmay road (Block 301, Lot 46), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (958-46-A)

WHEREAS, this appeal from orders and a decision of the fire commissioner, affecting premises 107-109 Beach 29th street, west side, 300 ft. south of Lewmay road (Block 301, Lot 46), Edgemere, Borough of Queens, was acted upon January 7, 1947; the Board denied re-order 18211-LF and granted re-order 18210-LF, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 7, 1947, by adding thereto:

"WHEREAS, the decision of the Board was subject to review by the Court and the Board's action was sustained on July 8, 1947, by Mr. Justice Powers; and

WHEREAS, the applicant states that thereafter the requirements of Section 67 of the Multiple Dwelling Law were completely complied with."

Resolved, that in view of the statement by the applicant that the requirements of the Multiple Dwelling Law, Section 67, have been complied with, the fire commissioner may rescind Order #18211-LF.

1128-48-A

APPLICANT—Paul Friedman, for A.R.C. Building Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (1128-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn, was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 18, 1949, so as to modify the decision of the Borough Superintendent, acting on Amendment to N.B. Applic. 693/48, Objection 1, dated September 23, 1949, which decision reads as follows:

"1. Proposals to enclose cellar stair with combustible partitions and to use glass enclosures and Herculite glass doors at Linden Blvd. vestibule entrance to bank are contrary to conditions shown on plans previously acted upon by Bd. of Stds. and Appeals Cal. 1128-48-A."

on condition that the exits shall be maintained substantially as proposed and as indicated on plans filed with this appeal, marked "Received September 24, 1949" (2 sheets); that the approval of the use of the glass doors and glass enclosures from bank to vestibule and to street shall be subject to approval by the Board under an application to be filed by the manufacturer for test and approval of the Herculite glass doors; that pending such consideration by the Board, the use may be continued and a temporary certificate of occupancy issued, but in the event the doors are not approved, they shall be removed and lawful enclosures substituted and the temporary certificate of occupancy shall be rescinded.

685-42-A—Vol. II

APPLICANT—Henry G. Harrington, for Elm Coated Fabrics Co., owner (Resiloid Corp., Inc., lessee).

SUBJECT—Application reopened September 27, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—206-224 (220 displayed) Stewart avenue, east side, block bounded by Ten Eyck and Meadows streets, Stewart and Gardner avenues (Block 2952, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington and Albert W. Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn. Applicant to obtain a new decision from the Borough Superintendent covering greater area now involved.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

525-49-A

APPLICANT—V. Della Penna, for Frank Del Gigante, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—591 East 137th street, north side, 255 ft. east of St. Ann's avenue (Block 2550, Lot 70), Borough of The Bronx.

APPEARANCES—

For Applicant: Vitale Della Penna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Keating	1

MINUTES

THE RESOLUTION (525-49-A)

WHEREAS, V. Della Penna, for Frank Del Gigante, owner, filed March 11, 1949, an appeal from a decision of the borough superintendent, affecting premises 591 East 137th street, north side, 225 ft. east of St. Ann's avenue (Block 2550, Lot 70), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated March 1, 1949 acting on amendment to Alt. 209-47, reads:

"A-1. Plans filed should show that building will be made to comply with all requirements of Section 248 of the Multiple Dwelling Law."

and

WHEREAS, the applicant filed a new decision from the borough superintendent stating in what respects section 248 of the Multiple Dwelling Law is not complied with, dated June 8, 1949 as to Alt. 209-47; and

WHEREAS, the records appear to indicate that this building is not a frame building but a nonfireproof building with brick walls throughout, formerly classified as a tenement house and not an old-law tenement, having been erected in 1904; and

WHEREAS, in the opinion of the Board the building, as indicated on plans filed with this appeal, should not be classified as a Class A single room occupancy building but as a Class B rooming house.

Resolved, that this appeal be and it hereby is *withdrawn* to permit applicant to return to the Dept. of Housing and Buildings for examination of plans as a Class B rooming house, in accordance with the Board's recommendation.

71-49-A

APPLICANT—Lama, Proskauer and Prober, for Cohen and Epstein, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision re an order of the fire commissioner (previously dismissed for lack of prosecution).

PREMISES AFFECTED—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal reopened and set for hearing on November 22, 1949 at 10 A. M. and for inspection by Board in meantime.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

1082-47-A

APPLICANT—Scribner and Miller, for Diamond Junior Corp., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens; (under section 35, General City Law re bed of mapped street—Midtown highway).

APPEARANCES—

For Applicant: William J. Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. M. McKeever, Office of Borough President.

ACTION OF BOARD—Laid over to November 22, 1949 at 2 P. M. pending action by the Board of Estimate after its public hearing on November 17, 1949.

ZONING APPLICATIONS

1333-22-BZ

APPLICANT—Joel D. Rickover, for Besemer Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, for a term of two years, permitting in a business use, extending into a residence use district, the change of occupancy of a business building to a motor vehicle repair shop.

PREMISES AFFECTED—662 East Fordham road, south side 50.96 ft. west of Cambreling avenue (Block 3091, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Joel D. Rickover.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (1333-22-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a business building, affecting premises 662 East Fordham road, south side, 50.96 ft. west of Cambreling avenue (Block 3091, Lot 22), Borough of The Bronx, was granted by the Board January 26, 1923, on certain conditions; and

WHEREAS, the resolution was amended to permit under section 7i, the change of occupancy of a business building, to a motor vehicle repair shop, for a term of two years November 23, 1943; and

WHEREAS, the term of variance was extended November 20, 1945 and November 25, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 23, 1943 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7i for a term of two (2) years from the date of this *amended* resolution, to permit the maintenance of a motor vehicle repair shop . . . and that other than as herein *amended* the requirements of the resolution adopted January 26, 1923 as *amended* November 23, 1943, November 20, 1945 and November 25, 1947 shall be complied with; that a certificate of occupancy shall be obtained."

44-35-BZ—Vol. III

APPLICANT—Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution permitting partly in a business use and partly in a residence use district, the relocation of an accessory building to a gasoline service station.

PREMISES AFFECTED—46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Sheldon M. Covell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (44-35-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, affecting premises 46-03 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lot 1), Woodside, Borough of Queens, was granted by the Board May 21, 1935, on certain conditions; and

WHEREAS, the resolution was amended June 18, 1935 and May 9, 1939; and

WHEREAS, extensions of the term of variance and time to complete the work, have been granted from time to time, the last such extension having been granted October 5, 1948; and

WHEREAS, plans submitted for approval by the Board, in compliance with the requirements of the resolution were approved February 8, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 21, 1935 as *amended* through February 8, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and additional time is needed to obtain certificate of occupancy, such certificate shall be obtained within three (3) months from the date of this amended resolution (Alt. 9993-39)."

93-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for South Fifth Street Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on unbuilt upon portion of the plot (previously granted for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—261-277 South 5th street, north side, 60 ft. west of Marcy avenue, 148-150 Marcy avenue and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27-35, inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (93-37-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles for a term

of two years, affecting premises 261-277 South 5th street, north side, 103 ft. 11 in. east of Havemeyer street and 60 ft. west of Marcy avenue and 266-270 South 4th street (Block 2447, Lots 27 to 35, inclusive and 15 to 17, inclusive), Borough of Brooklyn, was granted by the Board April 29, 1941, on certain conditions; and

WHEREAS, the term of variance was extended March 23, 1943, March 27, 1945 and February 25, 1947; and

WHEREAS, this application under section 7i of the zoning resolution, to permit, in a business and unrestricted use districts, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on the unbuilt upon portion of the plot, affecting premises 261-277 South 5th street, north side, 60 ft. west of Marcy avenue, and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27 to 35 inclusive), Borough of Brooklyn was granted by the Board October 19, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 19, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 427-48)."

586-39-BZ

APPLICANT—Joseph B. Lynch, for Mary L. Moll and Charles London, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7g and 21 of the zoning resolution, permitting in a business use district, the alteration and extension of a garage for more than five motor vehicles and the inclusion of a gasoline service station.

PREMISES AFFECTED—430-440 Atlantic avenue, south side, 256 ft. 3 in. west of Nevins street (Block 184, Lots 14, 17 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (586-39-BZ)

WHEREAS, this application, under sections 7g and 21 of the zoning resolution, permitting in a business use district, the alteration and extension of a garage for more than five motor vehicles and, also, the inclusion of a gasoline service station, affecting premises, 430-440 Atlantic avenue, south side, 256 ft. 3 in. west of Nevins street (Block 184, Lots 14, 17 and 18), Borough of Brooklyn, was granted by the Board March 12, 1940, on certain conditions; and

WHEREAS, the resolution was amended and plans approved October 22, 1940; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended October 26, 1948; and

WHEREAS, the applicant requested a further extension of the time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 22, 1940, only so far as it has reference to the time within which to obtain

MINUTES

permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution.

845-39-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Harris Goody Realty Company, Inc., owner, Emess Realty Corporation, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a one-story enclosure over grease pits of an existing gasoline service station and also granting under section 7h, the parking and storage of more than five motor vehicles (pleasure car type) for a period of two years and extended from time to time—to expire on October 21, 1949.

PREMISES AFFECTED—253-263 Empire boulevard and 369-379 Rogers avenue, northeast corner (Block 1308, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (845-39-BZ—Vol. III)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the erection of an accessory building on an existing gasoline service station, affecting premises 253-263 Empire boulevard and 369-379 Rogers avenue, northeast corner (Block 1308, Lot 1), Borough of Brooklyn, was granted by the Board January 30, 1940, on certain conditions; and

WHEREAS, the resolution was amended under section 7h of the zoning resolution, permitting the parking and storage of more than five motor vehicles, for a term of two years, upon an existing gasoline service station previously granted by the Board March 2, 1943; and

WHEREAS, the term of variance was extended October 16, 1945 and October 21, 1947; and

WHEREAS, the resolution was amended March 29, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 2, 1943, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the premises now occupied by a gasoline service station and three-car garage accessory thereto to be also occupied for the parking and storage of more than five (5) motor vehicles, *on condition* ...; that other than as *amended* herein, the resolution adopted March 2, 1943, shall be complied with in all respects; that new certificate of occupancy shall be obtained (Bldg. Notice 218/42)."

1212-40-BZ

APPLICANT—Jerome N. Wanshel, for Anne Zuppori, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in business and residence use districts, the parking and storage of motor vehicles for a term of two years, on vacant portion of premises.

PREMISES AFFECTED—1061-1065 Montgomery street, north side, 5 ft. 3¼ in. west of East New York avenue and 46-48 Ford street (Block 1420, Lots 58 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (1212-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the vacant portion of the premises to be occupied for the parking and storage of more than five motor vehicles for a term of two years, affecting premises 1061-1065 Montgomery street, north side, 5 ft. 3¼ in. west of East New York avenue and 46-48 Ford street (Block 1420, Lots 58 and 51), Borough of Brooklyn, was granted by the Board April 1, 1941, on certain conditions; and

WHEREAS, the term of variance was extended October 19, 1943, October 30, 1945 and October 7, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 1, 1941 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution ... and that other than as herein *amended* the requirements of the resolution of April 1, 1941 as *amended* through October 7, 1947 shall be complied with and that a new certificate of occupancy shall be obtained (B.N. 1554-40)."

181-41-BZ—Vol. II

APPLICANT—Herman Kron and Jerome Voletsky, for Jacques Galef, owner, Jacob Goldstein, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue (Block 939, Lots 55-58), Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome Voletsky and Jacob Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (181-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles—premises 304-308 East 34th street, south side, 101.3 ft. east of Second avenue (Block 939, Lots 55, 56 and 57), Borough of Manhattan, was denied by the Board November 5, 1941; and

WHEREAS, this application under section 7h of the zoning resolution, to permit on a plot partly in a residence and partly in a business use districts, the parking and storage of more than five (5) motor vehicles, affecting premises 302 to 308 East 34th street, south side, 80 ft. east of 2nd avenue (Block 939, Lots 55, 56, 57 and 58), Borough of Manhattan, was granted by the Board October 28, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 8, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 28, 1947 as *amended* June 8, 1948 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the provisions of the resolution of October 28, 1947 as *amended* June 8, 1948 shall be complied with; that a new Certificate of Occupancy shall be obtained (N.B. 154-47)."

378-45-BZ

APPLICANT—Lama and Proskauer and Prober, for Sinclair Refining Company, owner, Litterin Service Station Company, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, for a term of two years, permitting partly in a residence and business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—116-60 Sutphin boulevard, west side, 64.44 ft. north of Foch boulevard (Block 12008, Lots 30 and 36), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (378-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of two years, the extension of an existing gasoline service station, affecting premises 116-60 Sutphin boulevard, west side, 64.44 ft. north of Foch boulevard (Block 12008, Lots 30 and 36), South Jamaica, Borough of Queens, was granted by the Board October 23, 1945, on certain conditions; and

WHEREAS, the term of variance was extended November 5, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 23, 1945 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7c for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the requirements of the resolution adopted October 23, 1945 shall be complied with in all respects; that a Certificate of Occupancy shall be obtained (Alt. 667-45)."

291-47-BZ

APPLICANT—Lama and Proskauer, for George Angelastro, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change of occupancy from garage for four trucks, greasing, battery service and auto laundry, to motor vehicle repair shop, brake testing, machine shop and lubrication.

PREMISES AFFECTED—519-521 Remsen avenue east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (291-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for four (4) trucks, greasing, battery service and auto laundry to motor vehicle repair shop, brake testing, machine shop and lubritorium, affecting premises 519 to 521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn, was granted by the Board October 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 20, 1948, May 25, 1948 and September 28, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . *granted* under section 7, subdivisions c and i for a term of two (2) years from the date of this *amended* resolution . . . ; that other than as *amended* herein, the resolution adopted October 15, 1947, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained after inspection of the premises has been made to check compliance with the resolution."

346-47-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Rivera Hotel, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re Application (decision of the borough superintendent) previously granted

MINUTES

on condition under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles, a gasoline service station and for parking for more than five motor vehicles on the roof.

PREMISES AFFECTED—792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (346-47-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop, affecting premises 792-798 10th avenue, and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan was denied by the Board March 9, 1948; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, a gasoline service station and for parking for more than five motor vehicles on the roof, was granted by the Board February 8, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 8, 1949, by adding thereto:

"that in the event the owner desires to construct a cellar under the building, as indicated on plan marked 'Received October 18, 1949' (1 sheet) and as passed on by the borough superintendent under N.B. Applic. 4-47, objection dated October 14, 1949, such cellar may be constructed, provided the requirements of the resolution adopted on February 8, 1949 are complied with in all respects and that the cellar conforms in all respects with the requirements of the Building Code therefore; that the use of the cellar may be for storage of motor vehicles as permitted by resolution adopted February 8, 1949."

512-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth and Mathews, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles on the unbuilt upon portion of the plot, in conjunction with existing automobile sales agency and service station.

PREMISES AFFECTED—26-54 Van Sinderen avenue and 1508-1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (512-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business and unrestricted use district the parking and storage of more than five (5) motor vehicles on the unbuilt on portion of plot in conjunction with existing automobile sales agency and service station, affecting premises 26 to 54 Van Sinderen avenue and 1508 to 1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn, was granted by the Board October 7, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 3, 1948 and June 1, 1949; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 7, 1947 by adding thereto:

"... that in the event the owner desires to omit the door as indicated on plans filed with this application marked 'Received October 13, 1949,' one sheet, between the existing building and the open lot which is the subject of this application, such door may be omitted provided the uses of the premises and the requirements of the resolution as adopted by the Board on October 7, 1947 are complied with in all other respects."

165-48-BZ

APPLICANT—George J. Rusciano, for Ricco Holding Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the inclusion of a motor vehicle repair shop.

PREMISES AFFECTED—1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: George Bisgeir.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE TO REOPEN, EXTEND TIME AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (165-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, and inclusion of motor vehicle repair shop, affecting premises 1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx, was granted by the Board October 26, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 26, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

MINUTES

"... that the arrangement of the premises and accessory building may be as indicated on revised plans marked 'Received October 19, 1949,' five sheets, in lieu of the plans marked 'Received March 2, 1948,' five sheets, *on condition* that in all other respects the resolution adopted by the Board on October 26, 1948 shall be complied with; that in view of the statement by the applicant that the work has been substantially completed, all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. 33-48)."

505-48-BZ

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner, Matilda Carozza, lessee.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (505-48-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop, affecting premises 1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx, was granted by the Board September 28, 1948, on certain conditions; and

WHEREAS, plans submitted for approval by the Board, in compliance with the requirements of the resolution were approved December 14, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that all permits have been obtained and the work has been partially completed, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution; that the boilerroom originally shown in the rear corner of the building may be omitted as requested (N.B. 409-48)."

35-49-BZ

APPLICANT—Di Cammillo and Alicandri, for Ruleed Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing building on first floor using more than the permitted area.

PREMISES AFFECTED—8106 5th avenue, west side, 35 ft. south of 81st street (Block 5998, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Cammillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (35-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing building on 1st floor using more than the permitted area, affecting premises 8106 5th avenue, west side, 35 ft. south of 81st street (Block 5998, Lot 43), Borough of Brooklyn was granted by the Board April 26, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 26, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 4851-48)."

278-29-BZ—Vol. II

APPLICANT—Matthew W. Del Gaudio, for George Del Gaudio, owner.

SUBJECT—Application for consideration—reopening and reconstruction of gasoline service station—re Application (decision of the borough superintendent) under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use, B area district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry (previously granted on condition).

PREMISES AFFECTED—1898 Boston road, southwest corner of Longfellow avenue (Block 3004, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, to consider reconstruction of the existing gasoline station.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

477-31-BZ—Vol. II

APPLICANT—Burke, Morrison & Green, for Vincent De Martini, owner.

SUBJECT—Application for consideration—reopening and rehearing under Section 7f—re Application (decision of the borough superintendent) to permit in a business use, D area district, the erection and maintenance of a gasoline selling station, salesroom office, stockroom, car washing and lubritorium (previously denied).

MINUTES

PREMISES AFFECTED—4501 to 4509 Bell boulevard and 214-04 to 214-12 Northern boulevard, southeast corner (Block 7333, Lot 209), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, for rehearing under Section 7f as now worded.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

71-35-BZ

APPLICANT—John Krupski, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, for a term of two years, permitting in a residence use district, the maintenance of a garage for the storage of one commercial truck.

PREMISES AFFECTED—147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Czeslaw J. Regula.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on November 22, 1949 at 10 A.M., waiving all requirements except a new decision which has been filed and two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

114-45-BZ—Vol. II

APPLICANT—Ervin Palmer, for Stephen H. Gamp, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under sections 7e, 7c and 21 of the zoning resolution, to permit in residence and retail use district, the extension in use of existing warehouse, by enlarging front doors and to provide a curb cut entry of trucks (previously withdrawn without prejudice).

PREMISES AFFECTED—112-114 Cannon street, east side, 75 ft. north of Stanton street (Block 330, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application opened as Vol. III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

39-48-BZ

APPLICANT—Max Horn, for Max Steir and Maxwell M. Hauben, owners.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of

the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit a retail use district, the erection and maintenance of a gasoline service and oil selling station and a repair shop for motor vehicles (previously denied by the Board for a garage for more than five motor vehicles).

PREMISES AFFECTED—3843-3849 10th avenue and 290 West 206th street, southeast corner (Block 2202, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

410-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Paul Paulson, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office.

PREMISES AFFECTED—67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on November 22, 1949 at 10 A. M., waiving all requirements except a new decision which has been filed and two publications in the Bulletin to consider extension of building and additional use of minor automobile repairing.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

368-47-SA

APPLICANT—General Machine Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re change of name and model numbers—re Gemaco Oil Burner, Models AT-20, AT-45, AT-75 and AT-100 (previously approved).

APPEARANCES—

For Applicant: L. D. Summers.

ACTION OF BOARD—Application reopened for report—re change of model numbers, and as to combination label.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Keating 1

MINUTES

1542-39-SM

APPLICANT—Herman A. Mugler, owner.
SUBJECT—Mugler Auto Pit (Lubricating Pit), approval of.
APPEARANCES—
For Applicant: Herman A. Mugler.
ACTION OF BOARD—Application withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

360-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for Rose Brothers, owner.
SUBJECT—Rose Brothers Clay Building Brick (Hudson River Brick), approval of.
APPEARANCES—
For Applicant: William J. Avrutis.
ACTION OF BOARD—Application withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

1477-39-SM

APPLICANT—Chelsea Elevator Company, owner.
SUBJECT—Chelsea Dumbwaiter Counterbalanced (or bi-parting) Doors, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

1482-39-SM

APPLICANT—Long Island Cement Products Company, owner.
SUBJECT—Concrete Building Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

1498-39-SM

APPLICANT—The Union Metal Manufacturing Company, owner.
SUBJECT—Union Metal Tapered Steel Monotube Piling, approval of.
APPEARANCES—
For Applicant: Harvey S. Tonks.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

1543-39-SM

APPLICANT—Holmann and Barnard, Inc., for Grip-Tite Manufacturing Company, owner.
SUBJECT—Grip-Tite Inserts (for attaching metal lath to soffits of concrete joists), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

115-40-SM

APPLICANT—Charles Price, owner.
SUBJECT—Economy Ferrule, (plumbing device), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

278-40-SM

APPLICANT—J. L. Walsh, owner.
SUBJECT—Insulcrete (method of construction for one family dwelling), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

352-40-SM

APPLICANT—New Jersey Hollow Tile Corporation, owner.
SUBJECT—Jersey Hollow Structural Clay Partition and Furring Tile (Non-Load Bearing), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea 3
Negative 0
Absent: Commissioner Keating 1

355-40-SM

APPLICANT—Brick Manufacturers Association of New York, Inc., for Powell and Minnock Brick Works, owner.
SUBJECT—P. & M. Clay Building Brick (Hudson River Brick), approval of.
APPEARANCES—
For Applicant: William J. Avrutis.
ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

55-40-SM

APPLICANT—Brick Manufacturers Association of New
York, Inc., for A. S. Staples, owner.

SUBJECT—Malden Clay Building Brick (Hudson River
Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

57-40-SM

APPLICANT—Brick Manufacturers Association of New
York, Inc., for The Jova Brick Works, owner.

SUBJECT—JJJ Clay Building Brick (Hudson River
Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

58-40-SM

APPLICANT—Brick Manufacturers Association of New
York, Inc., for Roseton Brick Corporation, owner.

SUBJECT—Rose Clay Building Brick (Hudson River
Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

59-40-SM

APPLICANT—Brick Manufacturers Association of New
York, Inc., for The Denning's Point Brick Works,
owner.

SUBJECT—DPBW Clay Building Brick (Hudson River
Brick), approval of.

APPEARANCES—

For Applicant: William J. Avrutis.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

899-41-SM

APPLICANT—Wilbur and Williams Company, owner.

SUBJECT—Wilbur and Williams Company Dye Crete
Stain and Dye Crete Defensite Coating for Con-
crete Floors, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

559-43-SM

APPLICANT—American Smelting and Refining Company,
owner.

SUBJECT—American Smelting and Refining Company's
Hard Lead Closet Floor Flange, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

Adjourned 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on October 4, 1949, as they appeared in
Bulletin No. 41, Vol. 34, are hereby corrected to read as
follows:

844-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis
Mintz, new owner (Lea Galt, former owner).

SUBJECT—Application for consideration—reopening and
approval of plans—re Application (decision of the
borough superintendent) previously granted on con-
dition, under section 7f of the zoning resolution,
permitting in a business use district, for a term of
years, the erection and maintenance of a gasoline
service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas avenue and
734-739 Rockaway parkway, northeast corner
(Block 8115, Lot 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't. of
Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution
amended and plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Blum 1

MINUTES

THE RESOLUTION (844-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry, affecting premises 9701-9715 Ditmas avenue, and 731-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn, was granted by the Board December 16, 1947, on certain conditions; and

WHEREAS, time to submit plans for approval was extended March 23, 1948; and

WHEREAS, time to obtain permits and complete the work was extended February 15, 1949; and

WHEREAS, the applicant requested an amendment of the resolution and approval of plans; and

WHEREAS, the new owner of the premises is Louis Mintz, who has authorized Lama, Proskauer and Prober to represent him in connection with the proposed changes.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 16, 1947, and approval of plans under date of July 9, 1948, and approves revised working drawings as submitted marked "received September 19, 1949, three sheets" showing enlargement of accessory building as proposed in letter of September 7, 1949, and relocation of curb cuts on Ditmas avenue and Rockaway parkway, and a substitution of iron picket fence to a total height of 5 ft. in lieu of the masonry wall on Rockaway parkway and the substitution of an iron picket fence to a total height of 6 ft. in lieu of the masonry wall on the northerly and easterly lot lines, and to omit the 8 in. concrete curbing along the Ditmas avenue building line; that in all other respects the resolution adopted December 16, 1947, shall be complied with and that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 895-47).

*Correction—The date "September 9, 1949" changed to "September 19, 1949" in line 22 of the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 19, 1949, as they appeared in Bulletin No. 30, Vol. 34, are hereby corrected to read as follows:

373-49-BZ

APPLICANT—Walker and Poor, for Jacob Ruppert and W and M Estates, Inc., owners (American Society for the Prevention of Cruelty to Animals, owner under contract by option agreement).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, A area district, the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than five motor vehicles on unbuilt portion of plot in residence use district.

PREMISES AFFECTED—1765-1779 York avenue, west side between East 92nd and East 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21 to 30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred E. Poor and Albert H. Swanke.

For Opposition: Emanuel Kessler.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (373-49-BZ)

WHEREAS, Walker & Poor for Jacob Ruppert and W. & M. Estates, Inc., owner, American Society for the Prevention of Cruelty to Animals, lessees, filed May 3, 1949, an application under Sections 7c and 21 of the zoning resolution to permit in residence and unrestricted use, A area districts, the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on the unbuilt portion of the plot in a residence use district, affecting premises 1765 to 1779 York avenue, west side, between East 92nd and East 93rd streets, 439 to 441 East 92nd street and 434 to 442 East 93rd street (Block 1572, Lots 21 to 30, incl.) Borough of Manhattan; and

WHEREAS, a public hearing was held on June 14, 1949, after due notice by publication in the Bulletin, and laid over to June 28, 1949, for inspection and decision, without further argument, then laid over to July 12, 1949, for applicant to file revised plans and for decision without further argument, then again laid over to July 19, 1949, for further consideration and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that York avenue is in a residence use, A area and Class 2 height district; East 92nd street and East 93rd street is in residence and unrestricted use, A area, Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1949, acting on N.B. Applic. 62-49, reads:

"1. Proposal to construct a new building for a cat and dog hospital and shelter, offices, storage garage and parking area for A.S.P.C.A. in a residence use district is contrary to Sec. 3, Art. II zoning resolution.

"2. Proposed area of building exceeds permitted coverage in an 'A' district as per Sec. II Art. IV zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 219.625 ft. front by 119 ft. in depth, irregular, on which is located a four-story multiple dwelling, two one-story brick garages, a two-story brick garage and a one-story frame garage; and

WHEREAS, the applicant contends that the present Manhattan Shelter, Hospital and Garage of the American Society for the Prevention of Cruelty to Animals, at 24th street and Avenue A, has been taken by the U. S. Government for a veterans hospital and the Society will be forced to find new quarters during 1950; that if this appeal is granted the Society will centralize all its Manhattan activities, including the administrative office now located at Madison avenue and 26th street, in the proposed new building; that the Society has obtained from the present owners an option agreement to purchase the property with which this appeal is concerned, subject to a ruling by the Board whereby the proposed occupancy may be maintained; that although the future development plans of the Society include eventual use of Lot 21 as a garage and its vehicular ingress and egress to East 92nd street, the leasehold on the existing garage structure prevents such use at the present; that the introduction of the proposed use will not adversely affect any existing residential use in the residential district to the north; that of the 36 lots deemed affected by this application, only 9 residential buildings, all in an unrestricted use district, are affected; that of the 5 lots in the residential district and deemed affected by this application, all except the small playground maintain non-conforming uses; that the adjoining areas, such as the municipal garage and asphalt plant to the south, the municipal scow dock to the east, and the New York Edison plant to the north, 2 blocks, preclude development of this remote end of the residential use district; that the area at the corner of East 92nd street and York avenue, designated for parking will not be rented; that it has been provided to lessen street congestion and serve the clientele of the

MINUTES

Hospital; that parking facilities for the Society's prowl cars and ambulances has been provided in the garage; that with regard to area coverage:

Gross Lot area	20,306 sq. ft.
Less unrestricted area	1,575
Total	18,731
Less legal garage: 439 E. 93 st.	943
Total	17,788
Less 2 corner lots @ 5000 sq. ft.	10,000
Total	7,788
Thus: 75% of 7788 equals	5,841
90% of 10,000 equals	9,000
Unrestricted area equals	1,575
Legal garage equals	943
Total area allowable	17,359 sq. ft.
Total area of building proposed	17,282
(2,518 sq. ft. existing garage)	
(14,764 sq. ft. new building)	

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from sections 7c and 21 to section 7e; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e

thereof, for a term of twenty-one (21) years, to permit the construction and use of the building for the American Society for the Prevention of Cruelty to Animals substantially as proposed and as indicated on revised plans marked "Received July 8, 1949," 7 sheets, on condition that the building on East 92nd street to the west shall not be considered as available for future extension; that such building shall be razed within one (1) year from the date of this resolution and the area thereafter kept unbuilt upon; that such space shall be cement paved and may be used for the parking of cars in connection with employees and visitors to the building in lieu of the parking space shown on the plan along East 92nd street which may be used temporarily pending the demolition of the tenanted adjoining garage building and after such acquisition, such space now shown for parking shall be landscaped; that no crematory shall be constructed within the building; that there shall be an interior ventilating system with supply and exhaust for each room in which animals are kept, stored, examined or treated; that the exhaust shall be through the roof; that all windows of such rooms shall be maintained closed and unopenable; that there shall be no exercising of animals on the main roof facing York avenue; that such exercising shall be restricted to the space as shown on such revised plans; that the building shall be constructed of fire-proof construction throughout and faced with lime stone and face brick and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

*Correction—The date "June 3, 1949" changed to "July 8, 1949," in line 109 of the resolution.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an

approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

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BULLETIN

OF THE

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CITY OF NEW YORK

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No. 46

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Wednesday Morning,
November 9, 1949, Affecting Calendar Numbers 324-
29-BZ—Vol. II, 389-29-BZ—Vol. IV, 100-49-BZ, 185-
49-BZ, 187-49-BZ, 308-49-BZ, 321-49-BZ, 358-49-BZ,
429-49-BZ, 434-49-BZ, 512-49-BZ, 609-49-BZ, 1241-25-
BZ, 803-25-BZ—Vol. II, 641-19-BZ—Vol. II, 1087-24-
BZ—Vol. II, 877-39-BZ—Vol. IV, 411-45-BZ—Vol. II,
594-49-BZ, 513-49-A, 612-49-A and 631-49-A.

Minutes of Regular Meeting, Wednesday Afternoon,
November 9, 1949, Affecting Calendar Numbers 195-49-
A—Vol. II, 520-49-A, 658-49-A, 670-49-A, 352-47-A—
Vol. II, 544-49-A, 605-49-A, 680-49-A, 705-49-A, 1460-
23-BZ—Vol. III, 229-29-BZ—Vol. II, 92-37-BZ—Vol.
III, 151-47-BZ, 715-47-BZ, 491-29-BZ—Vol. II, 918-41-
BZ, 600-48-BZ—Vol. II, 198-49-BZ—Vol. II, 361-32-
SA—Vol. II, 29-47-SA, 30-47-SM, 1189-40-SM, 125-41-
SM, 126-41-SM, 127-41-SM, 795-41-SM, 103-42-SM,
289-42-SM, 290-42-SM, 19-43-SM, 21-43-SM, 29-43-SM,
51-43-SM, 108-43-SM, 150-43-SM and 378-43-SM.

Remaining minutes will be printed in the Bulletin of
November 22, 1949).

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 8, 1949.

Cal. No. Dept. Premises Affected.

756-49-A—H.B.Bx.—16 Lane avenue and 1401-1409 Benson street (Westchester Square), southwest corner (2nd floor); (Block 3981, Lot 21), Borough of The Bronx, Amendment to Alt. 435-49.

757-49-BZ—H.B.M. — 93-95 Mangin street, west side, 121.2 ft. south of Stanton street (Block 324, Lot 25), Borough of Manhattan, Amendment to Alt. 1065-49.

758-49-A—H.B.M.—191-193 Canal street, north side, 50 ft. west of Mott street (Block 205, Lot 32), Borough of Manhattan, Alt. 2038-49.

759-49-BZ—H.B.Q. — 14-26 Far Rockaway boulevard, north side, 55 ft. east of Bayport place (Block 23, Lot 31), Far Rockaway, Borough of Queens, N.B. 4485-49.

760-49-BZ—H.B.Q.—189-06 to 189-20 Station road and 40-02 to 40-10 190th street, southwest corner (Block 5354, Lots 23, 25 and 27), Auburndale, Borough of Queens, N.B. 2093-49.

761-49-BZ—H.B.Q.—194-16 to 194-20 Station road and 40-02 to 40-10 195th street, southwest corner (Block 5359, Lot 23), Auburndale, Borough of Queens, N.B. 2095-49.

762-49-BZ—H.B.Q.—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue (Block 2287, Lot 10), Woodside, Borough of Queens, Alt. 2332-49.

763-49-A—H.B.M.—36 East 21st street, south side, 300 ft. west of 4th avenue (Block 849, Lot 53), Borough of Manhattan, Amendment to Alt. 1518-48.

764-49-A—F.D.—116-118 West 13th street, south side, 220 ft. 10 in. west of 6th avenue (Block 608, Lot 29), Borough of Manhattan, 54562-LF.

765-49-BZ—H.B.Q.—164-11 to 164-19 Hillside avenue, north side, 100.28 ft. east of 164th street (Block 9836, Lot 6), Jamaica, Borough of Queens, Alt. 2331-49.

765-49-BZ—H.B.Q.—248-71 Horace Harding boulevard and 53-34 to 53-44 Marathon parkway, northwest corner (Block 8225, Lot 47), Flushing, Borough of Queens, N.B. 5350-49.

Restored to Docket.

361-32-SA—Vol. II—Fluid Heat Wall Flame Rotary Oil Burner, Models SA and SM, (previously approved re Fluid Heat Oil Burner—reopened November 8, 1949), Appliance.

29-47-SA—Linde Cascade Liquid Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit (previously approved—reopened November 8, 1949 re handling of liquid Nitrogen), Appliance.

30-47-SM — Linde Cascade Liquid Oxygen Receivers (previously approved—reopened November 8, 1949 re use of receivers for gaseous Nitrogen), manufactured by The Linde Air Products Co., Material.

918-41-BZ—Vol. II — 2067-2069 Pitkin avenue, north side, 56 ft. west of Pennsylvania avenue (Block 3720, part of Lot 38), Borough of Brooklyn, Alt. 1704-49.

600-48-BZ—Vol. II—H.B.Q. 32-61 to 32-85 Steinway street and 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Long Island City, Borough of Queens, N.B. 2792-48.

198-49-BZ—Vol. II — H.B.M.—222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan, Alt. 2067-48.

1241-25-BZ—Vol. II—H.B.B.—5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn, Alt. 3670-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department. and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct.	25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov.	8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Oct.	4, 1949—Vol. 34, No. 40

CALENDAR

	Last Publication in Bulletin
Spraying and Drying of Paints, Var-	
nishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to	
Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 15, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 15, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

135-49-BZ—Application, February 25, 1949, under section 7f of the zoning resolution, of Anthony F. Inserro, applicant, on behalf of Frank Marinaccio, owner, to permit in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot; premises 1773 East Gun Hill road, north side, 8125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

362-49-BZ—Application, April 26, 1949, under sections 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of D.M.D. Building Corporation, owner, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than permitted distance from intersection; premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 feet south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braustein, applicant, on behalf of Benjamin and Harry Neissloss, owners, to permit in a business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

532-49-BZ—Application, August 18, 1949, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Subert Realty Corp., owner, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessory sales; premises 351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

999-49-BZ—Application, June 28, 1949, under sections 7e and 21 of the zoning resolution, of Norman Lederer and

Leonard Joseph, applicants, on behalf of Joseph Cetra, owner, (Reliable A. & G. Fuels, lessee), to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage for four fuel oil trucks; premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

597-49-BZ—Application, August 12, 1949, under sections 7e and 21 of the zoning resolution, of Joseph Platzker, applicant, on behalf of Fred F. French Operators, Inc., owner, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

120-16-BZ—Vol. II—Application of Hurley, Gray and Kearney, on behalf of Colonial Renting Service, Inc., owner (Kings County Buick Co., Inc., lessee), reopened May 10, 1949 under section 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board); premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

635-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Di Camillo and Alicandri, applicants, on behalf of Carmelo Sgarlato, owner, to permit in a residence use district, the storage of fruit and two truck garage for a term of years; premises 78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

552-49-A—42-02 55th drive, south side, 57 ft. west of 43rd street, (Block 2520, Lot 60), Long Island City, Borough of Queens.

544-44-BZ—Vol. III—Application of Siegel and Green, owner (Columbia Broadcasting System, Incorporated), applicants, on behalf of All States Holding Corporation, lessee), reopened September 20, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System in lieu of conversion to garage for more than five motor vehicles; premises 418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, Part of Lot 13), Borough of Manhattan.

95-45-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Apex Garage & Service Station, owner, reopened June 28, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of existing five car garage to a motor vehicle repair shop (previously granted by the Board, the alteration and extension of existing garage) to be used in conjunction with existing gasoline service station; premises 87-24 to 87-30 Lefferts boulevard, west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens.

999-48-BZ—Application, November 24, 1948, under section 7i of the zoning resolution, of Louise Schmidt, owner, (Louis Cantarella, lessee), to permit in a business and business 1 use district, the change in occupancy from non-storage garage to motor vehicle repair shop; premises 33 Van Duzer street, east side, 284.75 ft. south of Victory boulevard (Block 498, Lot 35), Tompkinsville, Borough of Richmond.

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garge to a motor vehicle repair shop,

CALENDAR

with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

627-49-BZ—Application, August 5, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

665-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 13/4 inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

668-49-BZ—Application, August 19, 1949, under section 7e of the zoning resolution, of Casper P. Colla, applicant, on behalf of Isaac Rothblum and Ruth Rothblum, owners, to permit in a residence use district, the change in occupancy from doctor's office to antique shop (store);

premises 147 West 86th street, north side, 267 ft. east of Amsterdam avenue (Block 1217, Lot 113), Borough of Manhattan.

687-49-BZ—Application, October 5, 1949, under sections 7c, 7i, 7e and 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Village Chevrolet Company, Incorporated, owner, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced; premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

193-49-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Robert L. Meruk, owner, reopened October 25, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing building (stores) using more than the area permitted and to permit egress from stores through residence use portion of plot; premises 1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn.

194-49-A—Vol. II—1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn (reopened October 25, 1949).

223-42-SA—Smith's Aircraft Autocraft and Lifetime Welding Torches and Smith's Aircraft Autocraft and Lifetime Cutting Assemblies and Lifetime Cutting Cutting Torches.

470-49-SA—Otis Elevator Company Elevator Hoistway Doors and Entrances, Swinging and Single Slide Two-Speed and Center Opening.

970-48-SM—Anderson Carbonator Safety Valve.

505-49-SA—Byron-Jackson Company Deep Well Type Stripping Pump, Model 10-LS 2-K.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 15, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 15, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

542-49-A—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn.

636-49-A—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn.

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

CALENDAR

634-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street, (Block 3050, Lot 8), Borough of Brooklyn.

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens, (reopened September 28, 1948).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

715-49-A—441 Lexington avenue, northeast corner of East 44th street (1st floor); (Block 1299, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 22, 1949, at 10 o'clock in Room Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticino, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

716-49-A—89-01 to 89-10 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens. (Under section 35, General City Law—re bed of mapped street — proposed widening of Parsons boulevard).

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on un-built upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owner, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion

J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

159-48-BZ—Vol. II—Application of Robert T. Lyons, applicant on behalf of A. A. Lexington, Inc., owner, reopened June 1, 1949, under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse, (previously denied by the Board, for extension of garage use to first floor of storage warehouse); premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

315-49-BZ—Application, April 25, 1949, under sections 7e and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Briceta Fasciglione, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2314-2318 Beaumont avenue, east side, 240 feet north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx.

365-49-BZ—Application, April 26, 1949, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober applicants, on behalf of Edgar E. Stewart, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted; premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

366-49-A—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; (under section 35, General City Law—re bed of mapped street—248th street).

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

CALENDAR

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

389-29-BZ—Vol. IV—Application of Siegel and Green, on behalf of 2356 Concourse Realty Corp., owner, reopened July 6, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five-story and basement, new law tenement, (previously granted by the Board, to be used as an additional retail store); premises 2356 Grand Concourse, and 245 Field place, northeast corner (Block 3159, Lot 40), Borough of The Bronx.

71-49-A—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn (reopened November 1, 1949).

71-35-BZ—Application of John Krupski, owner, reopened November 1, 1949, for consideration as to extension of term of variance—re Application previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for the storage of one commercial truck; premises 147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens.

410-48-BZ—Application of Lama, Proskauer and Prober, applicants on behalf of Paul Paulson, owner, reopened November 1, 1949, for consideration as to amendment of resolution as to increase in size of accessory building—re Application previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw, applicants, on behalf of South Brooklyn Railway Company, owner, reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lama, Proskauer & Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted

by the Board a garage for more than five cars); premises 1935-1939 Coney Island Avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

532-44-BZ—Vol. II—Application of Lama, Proskauer & Prober, applicants, on behalf of Roslyn B. Frey, owner, reopened July 13, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted; premises 42-44 Brighton street, west side, 464 ft. south of Amboy road (Block 7900, Lot 37), Tottenville, Borough of Richmond.

788-45-BZ—Vol. III—Application of Paul Friedman, applicant, on behalf of Herbert H. Pensig, Nat Patterson, Mrs. Charles Bender and Samuel Pensig, owners, reopened October 11, 1949, under section 7h of the zoning resolution, to permit the extension of present occupancy of parking and storage of more than five motor vehicles from retail use district portion of premises into the residence use district portion of the premises for a term of two years; premises 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens.

172-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Ida Salzman, applicant and owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted; premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

196-49-BZ—Application, March 18, 1949, under sections 7i, 7j and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

611-49-BZ—Application, August 17, 1949, under sections 7c and 7e of the zoning resolution, of Siegel & Green, applicants, on behalf of Reba Deaner, owner, to permit in a residence use, B area district, the change in occupancy from laundry to a retail store (super market) using more than the area permitted for a term of fifteen years; premises 538-542 East 13th street, south side, 130 ft. 3½ in. west of Avenue B (Block 406, Lots 24 and 25), Borough of Manhattan.

623-49-BZ—Application, August 5, 1949, under sections 9A and 21 of the zoning resolution, of Theron R. Gallo-way, applicant, on behalf of Consolidated Edison Company of New York, Incorporated, owner, to permit in an unrestricted use, A area and class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport; premises east side of East River, 350 ft. north of 20th

CALENDAR

avenue at Lawrence Point (Block 850, Part of Lot 1), Astoria, Borough of Queens.

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

686-49-BZ—Application, September 30, 1949, under section 7h of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Murray Hill Construction Corporation, owner, (Grand Service Station, Incorporated, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage); premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

6820-49-SM—United States Gypsum Company Hollow Long Length Rocklath and U. S. G. Plaster Partition.

6577-49-SM—Armstrong's Cushiontone with a factory application of Armstrong's Fire Resistant paint.

6552-49-SA—Tokheim Gasoline Dispensing Pumps, Model Nos. 39-L-RA, 39-W NC—L-RA, Model 39-L EZ, Model 39-W N C-L-EZ and Model 876-G OC.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 22, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

683-49-A—398 Beach 25th street, southwest corner of Deerfield road, (Block 269, Lot 7), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

6836-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

68082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

6805-49-A—33-16 79th street (rear), east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 29, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

186-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspi, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

187-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspi, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

358-49-BZ—Application, May 10, 1949, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of James and Frank Gatti, owners, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted; premises 1406-1408 West 5th street, west side 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

609-49-BZ—Application, August 25, 1949, under sections 7f and 7A of the zoning resolution of A. H. Salkowitz, applicant, on behalf of Reliable Corporation, owner, to permit in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection; premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

1125-23-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Chardan Garage, Inc., owner, reopened June 1, 1949, under sections 7c and 7i of the

CALENDAR

zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five motor vehicles; premises 3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 11), Borough of The Bronx.

627-26-BZ—Vol. II — Application of Henry Nordheim, applicant, on behalf of Park Office Building Corp., owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

344-33-BZ—Vol. III — Application of Lama, Proskauer and Prober, applicants, on behalf of Nicholas Scandore, owner, reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts); premises 1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

602-47-BZ—Vol. III—Application of William A. Lacerenza, applicant, on behalf of Atlantic Warwick Corp., owner, (Novocol Chemical Manufacturing Co., lessee), reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee; premises 243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

794-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease); premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

325-49-BZ—Application, April 11, 1949, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant, on behalf of Paul Podell, owner, to permit in a residence use district, the erection and maintenance of a dwelling without the required side yard; premises 5214 Netherland avenue, east side, 103 ft. north of West 252nd street (Block 3424, Lot 11), Borough of The Bronx.

333-49-BZ—Application April 28, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Katherine Pivar, owner, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse; premises 86-29 112th street, east side, 229 ft. north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

505-49-BZ—Application June 7, 1949, under section 7f of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Anna L. Friedman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium and office (previously denied by the Board); premises 100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft.

west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 and 14 and 60-62), Corona, Borough of Queens.

148-33-BZ—Vol. III — Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened April 5, 1949, under sections 7h and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores; premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

1241-25-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corp., owner, reopened November 9, 1949, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubricatorium and auto laundry, on an existing gasoline selling station (previously granted by the Board); premises 5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

792-49-SA — Whirlpool Domestic Automatic Washing Machine, Models 81550, 81551, 81560 and 81561.

637-49-SM—Flexwood (wall covering).

977-47-SM—Douglas Fir Plyscord (plywood sheathing).

918-22-SA—Williams Oil-O-Matic Oil Burner, Model HP-3A (reopened September 13, 1949 to include Model A).

655-49-SA—Williams Oil-O-Matic Fifty-Ten Oil Burner.

735-30-SA—Petro Oil Burner, Model PCA (reopened October 11, 1949 to include additional model).

1043-40-SA—Duo-Therm Water Heater, Models 30, 40, 60 and 90 (reopened March 29, 1949 re additional models).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 29, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

585-49-A—Bed of Prentiss (proposed) avenue, 271 ft. north of proposed Miles avenue, Bungalow 7e, Edgewater Camp, (Block 5515, Part of Lot 1), Borough of The Bronx. (Under Section 35, General City Law, re bed of a mapped street).

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 6, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

713-49-A—2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (1st floor); (Block 269, Lot 10),

CALENDAR

Far Rockaway, Borough of Queens (under section 35. General City Law re bed of mapped street—Deerfield road).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 13, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occu-

pancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 9, 1949,
10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 25, 1949, were approved, as printed in the Bulletin of November 1, 1949, Vol. 34, No. 44.

ZONING APPLICATIONS

324-29-BZ—Vol. II

APPLICANT—George P. Ames, for May R. Hamilton, owner (Joseph C. Gessner, lessee).

SUBJECT—Application (re decision of the borough superintendent), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories.

PREMISES AFFECTED—231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M. at request of the Board, for inspection.

389-29-BZ—Vol. IV

APPLICANT—Siegel and Green, for 2356 Concourse Realty Corp., owner.

SUBJECT—Application reopened July 6, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the one story extension to existing five story and basement new law tenement (previously granted by the Board) to be used as an additional retail store.

PREMISES AFFECTED—2356 Grand Concourse and 245 Field place, northeast corner, (Block 3159, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Rudolph E. DeVivo.

For Opposition: Anthony J. Rinaldo and Samuel Match.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M. at the request of the Board, for inspection and decision.

100-49-BZ

APPLICANT—Henry George Greene, for M. Alden Weingart and Muriel L. Weingart, owners (Caravel Properties, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of basement apartments to a store.

PREMISES AFFECTED—212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and Abraham Wilson.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 10 A.M. for further consideration and to await action of the City Planning Commission and the Board of Estimate as to the proposed rezoning of the block between 5th and 6th avenues on Central Park South, now set for hearing on November 23rd.

186-49-BZ

APPLICANT—Frank V. Laspia, for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

MINUTES

PREMISES AFFECTED—66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Michael Agusta.

For Opposition: Clara McKee, Frances Smith, Anna L. Nufer, Frieda Hunt, Margaret Pappard, Catherine Suttmeier, Mary Poweleit, John Hauser, Dorothy Jenkins and Helen Hanft.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M. for decision without further argument; applicant to submit additional information.

187-49-BZ

APPLICANT—Frank V. Laspia, for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Michael Agusta.

For Opposition: Clara McKee, Frances Smith, Anna L. Nufer, Frieda Hunt, Margaret Pappard, Catherine Suttmeier, Mary Poweleit, John Hauser, Dorothy Jenkins and Helen Hanft.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M. for decision without further argument; applicant to submit additional information.

308-49-BZ

APPLICANT—George Raymond Euell, for Ervin Goodstein, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry.

PREMISES AFFECTED—5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

APPEARANCES—

For Applicant: George Raymond Euell, Marvin L. Levitt and Irving Rosen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for inspection and decision, without further argument.

321-49-BZ

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repair shop and office.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Anthony F. Corrieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., at the request of the Board, for inspection.

358-49-BZ

APPLICANT—Koch and Wagner, for Joseph, James and Frank Gatti, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted.

PREMISES AFFECTED—1406-1408 West 5th street, west side, 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry L. Yakel and Frank Gatti.

For Opposition: Harry Kopeloff, Alfred DeAngelis, Anthony Tomasello, Margaret Maguire, Owen McCarney, Ellen McCarney, Adeline F. Smith, Mrs. Antoinette Diminio, Mrs. E. Swenson, Simon Johannsen, Morris Gottlieb, Anna E. Katz and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for inspection and decision, without further argument.

429-49-BZ

APPLICANT—Herman Kron, for 38 West 59 Inc. owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of first story apartment to a business use (store).

PREMISES AFFECTED—38 Central Park South, south side, 450 ft. west of 5th avenue (Block 1274, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron, Elmer A. Rogers and Samuel Roth.

For Opposition: John A. Hammett and Edw. Hoffman, Dep't. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision without further argument; date to be set.

434-49-BZ

APPLICANT—M. Martin Elkind, for Ann Stein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing business use (stores), using more than the area permitted.

PREMISES AFFECTED—149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street, (Block 8679, Lots 83 and 84), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 a.m., at request of the Board, for inspection and decision.

MINUTES

512-49-BZ

APPLICANT—William A. Giesen, for Graycliff Realty Corporation, owner (Radack Pontiac Sales and Service Corporation, lessee).
 SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7c and 7h of the zoning resolution, to permit the use of vacant area of a plot, located partly in a residence use and partly in a business use district, for the sale and display of more than five motor vehicles.
 PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.
 APPEARANCES—
 For Applicant: None.
 For Opposition: Louis Libert.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.
 ACTION OF BOARD—Laid over to November 22, 1949 at 10 a.m., at the request of the Board, for inspection.

609-49-BZ

APPLICANT—A. H. Salkowitz, for Reliable Corporation, owner.
 SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit, in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection.
 PREMISES AFFECTED — 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.
 APPEARANCES—
 For Applicant: A. H. Salkowitz, John Boccafogli and Louis Tamburr.
 For Opposition: Francis J. Meyer and Leon Sklar.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Laid over to November 29, 1949 at 10 a.m., for inspection and decision without further argument; applicant to furnish additional information and revised plans.

1241-25-BZ

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.
 SUBJECT—Application for consideration — reopening reconstruction and extension of use—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station (previously granted by the Board), to include lubritorium and auto laundry.
 PREMISES AFFECTED — 5262-5272 (5248-5258 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.
 APPEARANCES—
 For Applicant: Herman Kron.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Application reopened as Vol. II, and set for hearing November 29, 1949 at 10 a.m. Data filed with 803-26-BZ—Vol. II to be transferred to this application.
 THE VOTE TO REOPEN—
 Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
 Negative 0
 Absent: Commissioner Keating 1

803-26-BZ—Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.
 SUBJECT—Application reopened December 14, 1948 (re decision of the borough superintendent), reopened December 14, 1948, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station (previously granted by the Board).
 PREMISES AFFECTED — 5262-5272 Kings Highway (5248-5258 displayed), west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.
 APPEARANCES—
 For Applicant: Herman Kron.
 For Opposition: None.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Application withdrawn. Data to be transferred to 1241-25-BZ—Vol. II.
 THE VOTE TO WITHDRAW—
 Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
 Negative 0
 Absent: Commissioner Keating 1

641-19-BZ—Vol. II

APPLICANT—Martin Lubash, for Queens Vehicle Corp., owner.
 SUBJECT—Application reopened September 13, 1949—re Application (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing garage (Lot 17) for more than five motor vehicles, automobile showroom and motor vehicle repair shop (previously granted by the Board) and the proposed openings of wall to adjoining storage garage and motor vehicle repair shop.
 PREMISES AFFECTED—153-12 and 153-18 Hillside avenue, south side, 100 ft. and 175 ft. east of 153rd street (Block 9763, Lots 17 and 21), Jamaica, Borough of Queens.
 APPEARANCES—
 For Applicant: Martin Lubash, Philip Taishoff and Samuel W. Cracowaner.
 For Opposition: None.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Application granted on condition.
 THE VOTE—
 Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
 Negative 0
 Absent: Commissioner Keating 1

THE RESOLUTION (641-19-BZ—Vol. II)

WHEREAS, Martin Lubash, for Queens Vehicle Corp., owner, filed July 18, 1949, an application under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing garage (Lot 17) for more than five motor vehicles automobile showroom and motor vehicle repair shop (previously granted by the Board) and the proposed openings of wall to adjoining storage garage and motor vehicle repair shop (Lot 21), affecting premises 153-12 and 153-18 Hillside avenue, south side, 100 feet east and 175 feet east of 153rd street (Block 9763, Lots 17 and 21), Jamaica, Borough of Queens; and
 WHEREAS, this case was reopened as Vol. II, on September 13, 1949, to consider the extension of use and area; and
 WHEREAS, a public hearing was held on this application on November 9, 1949, after due notice by publication in the Bulletin; and
 WHEREAS, the district maps accompanying the zoning

MINUTES

resolution show that Hillside avenue is in business use, C area and Class 1½ height districts; 153rd street and the site are in residence and business use, C area and Class 1½ height districts; and

WHEREAS, the decisions of the borough superintendent, dated July 6, 1949 and July 15, 1949, acting on Alt. Applic. 1251/49 and 600/49, respectively, read:

(July 6/49, re Alt. Applic. 1251/49)—“1. Proposed openings on east wall are contrary to 641-19-BZ action by the Board of Standards & Appeals and may be filed with the Board for their consideration.”

(7/15/49, re Alt. Applic. 600/49)—“1. Proposed openings on west wall are contrary to 641-19-BZ action by Board of Standards & Appeals and may be filed with the Board for their consideration.

2. Proposed front extension of existing repair shop and garage in a business use district is contrary to Art. II Sec. 4a(15) and (29) of Zoning Res.”
and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. front by 178 ft. in depth (irregular) on which are located two buildings; on Lot 17, building used as garage; on Lot 21, storage garage and repair shop; that it is proposed to extend the building on Lot 21 5 ft. at the front, two stories 31 ft. in height, of Class 3 construction; that it is further proposed to install openings in wall of adjoining garage on lot 17; and

WHEREAS, the applicant contends that the owner has had title to 153-12 Hillside avenue since its incorporation twenty-four years ago; that it recently purchased 153-18 Hillside avenue because of the desperate shortage of work space; that during 1948 approximately 6,570 repair jobs were done in the former premises; that at all times there are 60 or more cars on hand in process of repair or waiting repair; that about 25 to 30 cars a day are received for service and repair; that the owner has a complete repair shop with all heavy equipment employed in service agencies, including two front end machines, two grease racks, brake machine, brake drum lathe, wheel balances, straighteners and air compressors; that building No. 153-12 Hillside avenue has approximately 5,500 square feet devoted to repair work; that there is only one entrance to the building, making it impossible to shift cars around therein and provide adequate exit; that to remedy this undesirable situation which results in cars being lined up on Hillside avenue or straddling the sidewalk in front of the premises while the owners of the automobiles await an opportunity to discuss the repair work cost, the owner purchased the adjoining building at 153-18 Hillside avenue; that the adjoining building has been used for many years as a public garage and it too has but one entrance to Hillside Avenue and no side or rear doors for cars; that the owner desires to make these changes so access can be had from one building to the other without going to the street and in that way cars can be transported without taking them across the sidewalk into the busy traffic on Hillside avenue; that the proposed openings will be adequately protected with 3-hour fire doors on each side; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7c and 7i thereof, to permit the existing garage as formerly permitted on lot 17 under Cal. 641-19-BZ, Vol. I, on October 21, 1919, and the adjoining building on lot 21 permitted as a garage by the Department of Housing and Buildings in 1913 to be altered and used in conjunction with each other as an automobile agency and service station by the owner dealing in Pontiac motor vehicles, substantially as proposed and as indicated on plans filed with this application marked “Received July 18, 1949,” six sheets, and marked “Received October 10, 1949,” one sheet, on condition that the buildings

in all other respects shall comply with all laws, rules and regulations applicable thereto; that the opening as proposed and as shown may be permitted between the buildings provided such opening is protected with a fire door as required under the code; that the building on lot 21 may be extended to the building line as proposed on condition that the new front of the building on lot 21 and the front of the building on lot 17 shall be made to conform in general arrangement and design; that the rear yard shall be cleaned of all existing refuse and shall be paved and drained in accordance with the code requirements; that on the rear lot line and side lot line beyond the buildings to the east and west there shall be erected a masonry wall not less than 6 ft. in height; that repairing under section 7i may be permitted within the building on lot 21 as may be necessary for servicing automobiles sold and dealt in by the agency; that no additional windows shall be constructed in the side lot line walls to the east or west; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1087-24-BZ—Vol. II

APPLICANT—Herman Kron, for Adshein Realty Corporation, owner.

SUBJECT—Application reopened December 21, 1948—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from storage of plumbing supplies and factory (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop (originally granted by the Board).

PREMISES AFFECTED—1680 Jerome Avenue, east side, 50 ft. south of Clifford place (Block 2848, Lot 12), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron, Emanuel H. Jerber and Emanuel Adolph.

For Opposition: None.

For Administration: Samuel L. Becker, Dep’t of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (1087-24-BZ—Vol. II)

WHEREAS, Herman Kron, for Adshein Realty Corp., owner, filed December 14, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from storage of plumbing supplies and factory, to garage for more than five motor vehicles and motor vehicle repair shop (originally granted by the Board) affecting premises 1680 Jerome avenue, east side, 50 ft. south of Clifford place (Block 2848, Lot 12), Borough of The Bronx; and

WHEREAS, this case was reopened as Vol. IV, on December 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on November 9, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Clifford place is in residence and business use, B area and Class 1¼ height districts; Jerome avenue and the site are in business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1948, acting on Alt. Applic. 993/48, reads:

“3. Garage for more than 5 cars and repair shop for motor vehicles is contrary to Par. 4, Secs. 15, 29 of Art. II of the Zoning Resolution and are therefore DENIED.”

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot 90 ft. front by 100 ft. in depth, on which is located a building covering entire lot, 2 stories, 28 feet in height of Class 3 construction used as a factory and for storage of plumbing supplies, for which Certificate of Occupancy 4601/48 (Alt. 508-44) has been issued; that it is proposed to use the second floor for the storage of more than five motor vehicles and a motor vehicle repair shop by cars dealt in by the agency (Hudson) and for used cars; and

WHEREAS, the applicant contends that the premises will be used by the Saxe Hudson Inc., as a limited service station for new and used cars in connection with their automobile business; that they are authorized dealers of the Hudson Motor Car Co.; that the extent of their service will be minor repairs with handtools only and an automobile repair shop in the sense of the Zoning Resolution will not be conducted on the premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7. subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7f and 7i thereof, for a term of five (5) years, to permit the use as formerly permitted under Cal. 1087-24-BZ, as a garage on the 2nd floor only, and to permit in such second story the repairing of motor vehicles dealt in by the agency for Hudson motor vehicles restricted to the repairing and servicing of such motor vehicles dealt in by the agency; that the existing use of the first floor for storage of plumbing supplies may be continued as permitted under Certificate of Occupancy 4601-48 on condition that on the 2nd floor, such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the exits from the building shall be maintained in accordance with the resolution adopted by the Board on July 15, 1947 under Cal. 412-46-A; that the arrangement of the building shall be substantially as proposed and as indicated on plans filed with this application marked "Received December 14, 1948," five sheets and marked "Received May 4, 1949," two sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any gasoline storage tanks in the building shall be removed or sealed to the satisfaction of the Fire Commissioner; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

877-39-BZ—Vol. IV

APPLICANT—L. J. and G. A. Shapiro, for Hyman, Ella, Rose, Cyril and Harold Kahn, owners.

SUBJECT—Application (re decision of the borough superintendent), reopened March 1, 1949, under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location) and to maintain the present truck entrance on 63rd street to be used in connection with the new portion of the building, in place of three entrances as provided by previous resolutions.

PREMISES AFFECTED—1055-1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062-1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon J. Shapiro, Sidney H. Kitzler and Hyman Kahn.

For Opposition: Louise Sormani and Angelina Colli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (877-39-BZ—Vol. IV)

WHEREAS, L. J. and G. A. Shapiro for Hyman, Ella, Rose, Cyril and Harold Kahn, owners, filed February 3, 1949 an application under section 7c of the zoning resolution, to permit in residence and business use districts, the installation of an additional boiler, the construction and maintenance of a new boiler room (previously granted by the Board in a different location) and to maintain the present truck entrance on 63rd street, to be used in connection with the new portion of the building in place of three entrances as provided by previous resolution, affecting premises 1055 to 1065 63rd street, north side, 140 ft. west of 11th avenue, and 1062 to 1064 62nd street (Block 5730, Lot 32), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. IV, on March 1, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on October 18, 1949 after due notice by publication in the Bulletin, and laid over to November 9, 1949, for applicant to file a new affidavit of ownership and to notify property owners, in accordance with the regular procedure, and for inspection and decision, without argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 62nd street is in a business use, C area, class 1 height district; 63rd street and the site are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated May 23, 1949 acting on Alt. Applic. 2917-46 reads:

"7. Variations from plans approved by the board, to be resubmitted to the B. S. A's for their consideration." and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. and 110 ft. frontage by 200 ft. in depth, irregular, on which is located a one and two story brick steam laundry on 63rd street, a boiler room, a two-story laundry and storage building with a frontage of 20 ft. on 63rd street and a depth of 42 ft. and also an open sheet-metal covered frame shed 40 ft. by 30 ft. (63rd street front of lot); that it is proposed to permit the maintenance of the present truck entrance on 63rd street, to be used in connection with the new portion of the building in place of three entrances, each 10 ft. wide, as provided in the resolution, and to permit the installation of a new boiler; and

WHEREAS, the applicant contends that the building is over 34 years old and has at all times been occupied for commercial purposes; that the present boiler was installed in 1916; that the premises have been owned and operated by the present interests for over 20 years; that the efficiency of the present boiler is constantly diminishing due to age; that the pressure of the boiler which is supervised by the Boiler Squad of the Department of Housing and Buildings, has during the past ten years decreased by about 10 lbs., or a reduction of about 10%; that the owner had been advised by boiler engineers that the present boiler may fail to function at any time due to its age and condition; that if this occurred, the replacement of the boiler should require many months during which time the owner would be forced to discontinue business and probably would be forced completely out of business which represents a cash investment of over \$125,000; that insofar as the entrance for trucks on the plans originally approved are concerned; a great deal of valuable space would be wasted and not used at all because at no time is there more than one truck delivering or picking up merchandise; that it is a definite fact that one entrance for a truck will be adequate and has been adequate for the period of over 20 years during which the business has been operating; and

MINUTES

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 1, 1947 as corrected and as appearing in Vol. 32, Bulletin 48, so that as amended this resolution shall read:

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 6, 1940 by adding thereto:

"that the rear portion of the building on 63rd street may be rearranged so as to provide a new boiler room as indicated on revised plans marked 'Received April 1, 1949,' one sheet, plot area plan, and marked 'Received May 28, 1949,' six sheets, *on condition* that that portion of the building now frame or metal shall be removed and the new portion of the building constructed as shown and as proposed in accordance with such revised plans and the requirements of the building code; that the new boiler to be installed shall be connected to the same chimney as present boiler to be continued in use; that the space below the floor previously permitted for water coils shall be floored over with proper steel beams and cement construction; that the present loading and unloading space may be continued and shall be cement paved; that the entrance to such space shall be maintained with closure doors as proposed; that this portion of the building shall not exceed one (1) story in height to be constructed of Class 3 construction; that the entire ceiling shall be fire-retarded; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that it is the intent of this resolution that the loading and unloading space shall be used solely for the loading and unloading of laundry and that all receipts and deliveries shall be made in such space and not on the street; that trucks shall not be allowed to park or stand on 63rd street; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

411-45-BZ—Vol. II

APPLICANT—Adolph Goldberg, for Evanmac Realty Corporation, owner.

SUBJECT—Application (re decision of the borough superintendent) reopened September 27, 1949, under sections 7b and 7c of the zoning resolution, to permit on a plot, located partly in an unrestricted, business and residence use district, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and office (previously granted by Board), to garage for two trucks, store, office and with a driveway across the residence portion in rear of plot.

PREMISES AFFECTED—894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Goldberg and Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (411-45-BZ—Vol. II)

WHEREAS, Adolph Goldberg for Evanmac Realty Corporation, owner, filed August 23, 1949, an application under sections 7b and 7c of the zoning resolution, to permit on a

plot located partly in unrestricted, business and residence use districts, the alteration and change in occupancy from a garage for more than five motor vehicles, studio and offices (previously granted by the Board) to garage for two trucks, store and office, with a driveway across the residence portion in the rear of the plot, affecting premises 894-902 Fulton street, south side, 34 ft. west of Washington avenue and 538 Washington avenue (Block 2012, Lots 32, 39 and 118), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. II, on September 27, 1949, for consideration of the new proposal; and

WHEREAS, a public hearing was held on October 18, 1949 after due notice by publication in the Bulletin, and laid over to November 9, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Fulton street is in a business use, B area and class 1½ height district; Washington avenue is in business, residence and unrestricted use, B area and class 1½ height districts; Waverly avenue is in business and unrestricted use, B area and class 1½ height districts, and the site is in business, residence and unrestricted use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated August 19, 1949, acting on Alt. Applic. 2009-49, reads:

"1. Proposed change in occupancy of 1st floor from garage for more than five cars and studio to garage for two trucks and store for wholesale auto supplies on a plot located in a residence, business and unrestricted use district and portion of building and driveway located partly in a residence use district is contrary to Art. II, Sect. 3 of the zoning resolution.

"2. Proposal is also contrary to conditional variance granted by the Board of Standards and Appeals under 416-32-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 108 ft. front by 168 ft. 11¾ in. in depth, irregular, on which is located a building 108 ft. front by 134 ft. depth, irregular one and two stories, 17 ft. and 134 ft. deep, 23 ft. in height, of class 3 construction, presently occupied as a garage for more than five cars, studio and offices for which C.O. 69152-32 was issued; that it is proposed to change the occupancy to garage for two trucks, stores (sale of auto parts) office and with a driveway across the residence portion in the rear of the plot; and

WHEREAS, the applicant contends that the premises consists of a one and two story brick building erected in 1898 and altered and extended to its present size and occupancy in 1932, pursuant to a variance granted by the Board under Cal. 416-32-BZ; that until recently the building had been occupied by the General Outdoor Advertising Company as a studio for the preparation of advertising signs and as a garage for their trucks; that it is now proposed to change the occupancy to a wholesale store for the sale of auto parts, with a garage for the owner's two trucks, a permissible occupancy in a business district; that a small triangular portion at the southeast corner of the building (only 255 sq. ft. in area) lies in a residence use district and a portion of the open yard is also in a residence zone; that this yard has an existing curb cut and driveway gate; that it is proposed to maintain the present curb cut and to remove the gate and large advertising billboard and construct a new woven wire fence and gate along the building line; that this yard will be used as a driveway to the new overhead door leading into the loading space within the building; that this yard, with its entire frontage within the business zone, is bounded on the south by the unpierced brick wall of an adjoining building and it is felt that the removal of the billboard and wooden gate will improve the appearance of the Washington avenue frontage; that the extension on lot 39, as a storage and paint shop under Cal. 411-45-BZ, Vol. I, was not constructed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of use as proposed to the adjoining lot No. 39 as indicated on plans filed with this application marked "Received August 23, 1949," five sheets, *on condition* that the existing fence and billboard shall be entirely removed and the lot shall be graded substantially to the grade of Washington avenue and paved and drained; that such lot shall be used only as proposed for the loading and unloading of materials dealt in in the buildings on the balance of the site on Lots 32 and 118; that there shall be erected on the street line of lot 39 a masonry wall not less than 6 ft. 6 in. in height which shall have a return of same height to the wall of the adjoining building on lot 40 and with a substantial gate therein which shall normally be kept closed; that a curb cut opposite may be constructed to a width of 15 ft.; that sidewalk and curbing shall be restored; that there shall also be a closure wall or fence erected on the lot line to the north at the rear of lot 37; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

594-49-BZ

APPLICANT—George P. Ames, for Irene Alexander, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, brake, carburetor, tire sales and service, auto washing and parts sales.

PREMISES AFFECTED—25-46 Bayside lane and 166-04 25th drive, southwest corner (Block 4916, Lot 40), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames and Otto Brammer, Jr.

For Opposition: Henry Muenzer, Richard H. Nappi, Timothy J. Sullivan, Tillie Yourman, Sylvia S. Meade, Howard Winkler, Abraham Bernstein, Harry J. Calvin, Walter S. Peper, Theodore Scholl, Elma Krings, John Krings and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.....	3
Absent: Commissioner Keating	1

THE RESOLUTION (594-49-BZ)

WHEREAS, George P. Ames, for Irene Alexander, owner, filed August 10, 1949, an application under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, brake, carburetor, tire sales and service, auto washing and parts sales, affecting premises 25-46 Bayside lane and 166-04 25th drive, southwest corner (Block 4916, Lot 40), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 9, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 25th drive, 166th street and Bayside

lane are in business and residence use, D and G1 area and class 1 height districts; Francis Lewis boulevard and site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 3, 1949, acting on N.B. Applic. 3437/49 reads:

"1. Proposed gasoline service station, lubritorium, brake, ignition, battery, carburetor, tire sales and service, auto washing and parts sales located in a business use district is contrary to Art. 2, Sec. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a triangular plot 94.29 ft. by 104.68 ft. by 140 ft., presently vacant; that it is proposed to erect a building 69 ft. 6 in. front by 28 ft. in depth (irregular) one story 14 ft. in height, of class 3 construction, to be used as gasoline service station, battery, tires, ignition, greasing, washing, parts sales and service; and

WHEREAS, the applicant contends that the plot is subject to unique hardship not suffered by any other parcel in the surrounding area which makes it unfeasible for improvement for any other purpose, by reason of the smallness in area, the isolation, being surrounded by three streets and not having the possible advantage of contiguous business establishments, by reason of the odd triangular shape and because the total area, 4,935 sq. ft. (zoning allowable use area is only 3,454 sq. ft.); that the zoning mitigates against the most feasible use to which the property can be put at present; that the plot has been offered for various uses but could not be sold or leased for any other purpose, regardless of price offered by a number of brokers, but a number of prospects were available for use as a gasoline service station; that until this year the plot was surrounded by property zoned for business except the northwest corner of 166th street and 25th drive; that the present owners in the area purchased their properties while it and most of the surrounding property was zoned and could be used for business; that this use would serve a community need as there are no service stations to the west, southwest, south and east; that the two nearest stations are at Willets Point boulevard and Clintonville road and at the northeast corner of Francis Lewis blvd. and 33rd avenue (granted by the Board), both about a half mile away and not convenient to the communities mentioned above and limit the choice of the community; that these two are about one mile apart; that it is proposed to screen the proposed use from the corner of 166th street and 25th drive by landscaping and ornamental walls; that a 15-year variance is requested for service station use; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivisions e and f and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS

513-49-A

APPLICANT—William A. Giesen, for Graycliff Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., at the request of the Board, for inspection.

612-49-A

APPLICANT—Lama, Proskauer and Prober, for Chapman's Dock Company, owner (Composition Material's Co., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for further consideration and for inspection by a committee of the Board.

631-49-A

APPLICANT—Martin Lubash, for Queens Vehicle Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-12 to 153-18 Hillside avenue, south side, 175 ft. east of 153rd street (Block 9763, Lot 21), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Martin Lubash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (631-49-A)

WHEREAS, Martin Lubash for Queens Vehicle Corporation, owner, filed July 18, 1949, an appeal from a decision of the borough superintendent affecting 153-18 Hillside avenue, south side, 175 ft. east of 153rd street (Block 9763, Lot 21), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated July 15, 1949, acting on Alt. Applic. 600-49, reads:

"3. The extension of a two story non-fireproof garage and repair shop and the increase in area in excess of 7500 sq. ft. is contrary to 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is two stories, 31 ft. in height, 50 ft. by 150 ft. in area, of class 3 construction, erected 1913, located on a lot 50 ft. by 178 ft. in area, in a business use, C area and class 1½ height district and used and occupied since 1913 as a storage garage and motor vehicle repair shop, 15 persons on the 1st floor and as an office for four persons on the 2nd floor, and proposed to be altered to two stories, 31 ft. in height, 50 ft. by 155 ft. in area, of Class 3 construction, for the same occupancy; that the building will be equipped with one 3 ft. 6 in. wide steel stairs, masonry enclosed, equipped with metal covered self-closing doors leading to street from 2nd story; that the building is operated by a Pontiac franchised automobile agency; that the construction of the proposed extension of class 3 construction will in no way increase the present fire hazard.

Resolved, that the decision of the borough superintendent dated July 15, 1949 acting on Alt. Applic. 600-49, Objection

3, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and the resolution adopted this day under Cal. 641-19-BZ, Vol. II.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 9, 1949

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

195-49-A—Vol. II

APPLICANT—Kitzler and Nurick, for Andrew J. Gallagher, owner (F. & B. Holding Co., Inc., lessee).

SUBJECT—Application reopened September 13, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—54-56 Court street, west side, 84 ft. 3 in. south of Joralemon street (Cellar and 1st floors); (Block 265, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (195-49-A—Vol. II)

WHEREAS, this appeal was filed by Kitzler and Nurick, on behalf of Andrew J. Gallagher, owner and P and B Holding Co., Inc., lessee, March 16, 1949, from a decision of the Borough superintendent; (dated March 10, 1949, as to Alt. Applic. 1210-49), affecting premises 54-56 Court street, west side, 84 ft. 3 in. south of Joralemon street (cellar and first floor); (Block 265, Lot 50), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1949, as to Alt. Applic. 1210/49, reads:

"1. Width of stairs inadequate for number of persons in cellar, as per Sect. 6.4.1.1.B.C.

2. Stairs to lead direct to street as per sect. 6.4.1.11 B.C.

3. Stairs to be separated from upper floors as per sect. 6.4.1.8.2 par. d. B. Code."

and

WHEREAS, this appeal was withdrawn June 1, 1949, upon request of the applicant so as to permit him to prepare revised plans; and

WHEREAS, this appeal was reopened by the Board September 13, 1949, to permit consideration of a new decision of the borough superintendent, dated July 18, 1949, as to amendment to Alt. Applic. 1210/49, which decision reads:

"1. Exits from all floors (including cellar) to comply with sect. 270 Labor Law. (Area of cellar is adequate for more than 1/10 the number of persons in Bldg.)."

and

WHEREAS, the applicant states that the building is 7 stories, 81 ft. 6 in. in height, 41 ft. by 79 ft. 8 in. in area

MINUTES

at street level, 41 ft. by 66 ft. 6 in. and 70 ft. in area at typical floor, Class 1 construction, erected in 1926, located on a lot 41 ft. by 79 ft. 8 in. in area, in business, restricted retail use, B area, Class 2 height districts, used and occupied since 1926: Subcellar — boilerroom, 0 persons; Cellar — vacant — approved for restaurant; 1st floor — stores, 30 persons; 2nd to 7th floors — offices, 30 persons each; proposed to be used and occupied upon completion of alteration as follows: Subcellar, boilerroom: Cellar—Offset printing, 15 persons; 1st floor—stores, 30 persons; 2nd to 7th floors, offices, 30 persons each; that the building is provided with one 3 ft. 8 in. wide fireproof stairs, fireproof enclosed, equipped with fireproof, self-closing doors, leading directly to street and one fire escape at the rear extending to roof by stair and to street by fireproof passage; that windows and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant now contends that when the building was erected in 1926 under N.B. Applic. 2981/26 the cellar was approved and arranged for a restaurant with an occupancy of 120 persons and at that time provided with one stair direct to the street; that this stair, which averages about 6 ft. in width is still in existence; that the cellar was used as a restaurant for several years and is now vacant; that in 1937 plans were approved for alterations in the cellar, providing for use thereof as a barber shop; that these plans were approved but the occupancy never took place; that in 1947 plans were approved under Alt. 1210/47 for use of the cellar for dining and banquet rooms for 170 persons; that these plans provided for a new emergency exit and stair direct to street, the installation of which would have required that a small store on the first floor be used so as to provide space for the stair and exit to the street; that this small store was also shown arranged as a barroom in conjunction with the cellar restaurant; that prospective tenants did not approve of this arrangement and the cellar restaurant and first floor store have therefore been vacant and unoccupied until recently, when the first floor store was leased as a retail hosiery shop; that plans have been filed with the borough superintendent providing for an exit and stair at the rear of the cellar, leading to the first floor terminus of the existing outside fire stair at the rear; that the fire stair and the proposed emergency exit and stair would lead direct to a fireproof enclosed passage, which leads to the main entrance hall which hall is separate and independent of the main entrance and stair leading down to the cellar restaurant from street; that plans originally approved in 1947 provided for the width of a new exit stairs to be 3 ft.; that the stairs which it is now proposed to install will be 3 ft. and in certain portions 3 ft. 4 in. and 3 ft. 8 in. wide; that the new stair from the rear of the cellar to the first floor will terminate in a passageway 8 risers or approximately 5 ft. above the first floor level and egress will be through this passageway down the 8 risers to the main entrance hall on the first floor; and

WHEREAS, the applicant further contends that Section 10 of the Labor Law does not classify a building as a factory building if less than one-tenth of all the occupants of the building are employed at factory work; that even though the cellar is adequate for more than 20 persons, the available space left for employees when mimeographing and offset printing equipment is in place will be so reduced as not to provide space for more than 15 persons; that the proposed rear stair from cellar to first floor will be completely enclosed in fire-proof partitions equipped with fireproof exit doors and therefore will be actually separate from all other portions of the building; that it is proposed to extend this stair to the lowest platform of the existing outside fire stair at which point there is a fireproof, self-closing door to a passage within the building; and

WHEREAS, Certificate of Occupancy 88109 issued July 1, 1938, permits the use of the cellar for heating and storage; 1st floor for store; 2nd to 7th floors, offices, but does not state the number of occupants; that this certificate superseded C.O. 47452 issued October 29, 1927, which permitted the use of the basement story as restaurant; 1st floor—store and the balance of building as a law college; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1210-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the cellar shall be substantially as proposed and as indicated on plans filed with this appeal marked "Received July 19, 1949," (7 sheets); that the factory occupancy of the cellar shall be as proposed for offset printing and mailing with an occupancy not to exceed 15 persons; that the subcellar shall be used only for equipment and maintenance and not for the storage of materials in accordance with plan marked "Received October 31, 1949 (1 sheet); that the balance of the building shall comply with all the requirements of the labor law as applicable to a non-factory building; that there shall be a door installed to building exit passage from rear exterior stairway; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that otherwise the occupancy of the building shall be in accord with certificate of Occupancy No. 88109 issued July 1, 1938; that the proposed occupant of the cellar now occupying the second floor may retain occupancy of 2nd floor for office and storage only.

520-49-A

APPLICANT—Reginald S. Hardy, for Nostaw Corporation, owner.

SUBJECT—Appeal from a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—North side of Hamilton avenue, east side of Gowanus Canal (bed of 13th street); (Block 1025, Lot 1 and Block 1031, Lot 11), Borough of Brooklyn (under section 35 General City Law—re bed of mapped street—13th street).

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (520-49-A)

WHEREAS, Reginald S. Hardy, for Nostaw Corporation, owner, filed June 24, 1949, an application pursuant to Section 35 of the General City Law to permit the erection of a building in the bed of a mapped street (13th street) affecting north side of Hamilton avenue at its intersection with the center line of 13th street (Block 1025, Lot 1, Block 1031, Lot 11), Borough of Brooklyn; and

WHEREAS, the decision of the Commissioner of Marine and Aviation, dated June 20, 1949, as to Applic. 35408, reads:

"On May 31, 1949 you applied for permission to erect a two-story masonry building adjoining the northerly side of Hamilton Avenue, Gowanus Canal, Borough of Brooklyn.

"The major portion of the building will be located within the bed of 13th street as laid out on the city plan. Construction within the lines of a mapped street is not permitted without approval from the Board of Standards and Appeals.

"You are advised that consideration for the permit cannot be given until necessary approval is obtained." and

WHEREAS, the Board deemed that, in view of the refusal of the borough superintendent to assume jurisdiction and in view of there being no provision in the New York City Charter authorizing this Board to entertain an appeal from a decision of the Commissioner of Marine and Aviation, the Board should assume original jurisdiction and entertain the request for relief under Section 35 of the General City Law; and

MINUTES

WHEREAS, the applicant states the premises consist of a lot 190 ft. by 200 ft. irregular in area, located in an unrestricted use A area, class 1½ height district, upon which it is proposed to erect a two story building, approximately 30 ft. in height; 56.76 ft. by 80 ft. in area, of class 3 construction, for use and occupancy as follows: 1st floor, storage and sorting of scrap metal, 20 persons; 2nd floor, office, 5 persons; that the building will be equipped with one 3 ft. 8 in. wide masonry stairs, masonry enclosed, equipped with wood doors which will not be self-closing; that stair hall will not lead to roof but will lead direct to street; and

WHEREAS, the applicant contends that 13th street is shown on the city map but is not open; that in addition to the two story building proposed, the owner also proposes to erect a truck scale in the bed of the street; that 13th street runs through the property in such a manner as to make the Hamilton avenue frontage a small triangle; that in order to make the proposed building accessible to its customers the owner proposes to arrange the second story so as to have an entrance from Hamilton avenue and the first floor which will be used for storing and sorting of metals will be entered from the property itself; that the plot is too small to permit the owner to proceed with his plans unless the building occupies a portion of the bed of 13th street; that the restriction against building in the bed of the mapped street prevents the owner from proceeding with the development of its property and creates an unnecessary hardship; and

WHEREAS, on September 22, 1949, the Board requested the President of the Borough of Brooklyn, to inform it whether there is any possibility in the near future of the acquisition of the bed of 13th street for public use and whether the existing grade conditions are such as to preclude the opening of 13th street across Hamilton avenue as proposed and as indicated on drawings filed with this appeal; and

WHEREAS, the Board is in receipt of a report of the Chief Engineer, Bureau of Highways and Sewers, Brooklyn, which reads in part as follows:

"that 13th street, from 2nd avenue to Gowanus canal was originally laid out 60 ft. wide in 1839 and was acquired in a condemnation proceeding confirmed September 14, 1857; that however, the street was never physically improved and in an opinion of the Corporation Counsel, dated February 16, 1914, it was held that inasmuch as the street had never been regulated, graded or thrown open for public use between 2nd avenue and the Gowanus canal within six years after the easement was acquired, the street rights that had been acquired in the street opening proceeding had been abandoned and discontinued by operation of law; that the portion of the street proposed to be built upon in this case relates to the westerly end of 13th street for a distance of about 190 ft.; that this portion of the street has, for many years, been physically closed to public use by the owners of the abutting property, and a fence has been constructed across the street at that location; that the rest of the street is in limited physical use by the owners of the property fronting thereon; that 13th street, at the foot of Gowanus canal, is substantially below the level of Hamilton avenue and it is unlikely that the street would ever be physically brought up to the grade of Hamilton avenue; that in view of the foregoing facts, this office can see no objection to the proposed construction of the building in the bed of 13th street as shown on attached sketch; that it would seem desirable to eliminate this westerly portion of 13th street and establish a cul-de-sac at the westerly end of the remaining portion of the street; that this office will make a study and submit a report thereon at an early date."

Resolved, that the Board of Standards and Appeals does hereby permit the erection of a structure within the bed of mapped 13th street substantially as proposed and as indicated on plans filed with this appeal marked "Received June 24, 1949," (4 sheets), under the powers vested in the Board

under Section 35 of the General City Law, on condition that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; that an application shall be immediately made to the proper authorities for the removal of 13th street at this location from the city map; that a certificate of occupancy under the terms of Section 22 of the zoning resolution shall be obtained upon completion of the building.

658-49-A

APPLICANT—Henry G. Harris, for Ida Kaplan, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—985 Blake avenue, north side, 45 ft. 6 in. east of Elton street (Block 4050, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (658-49-A)

WHEREAS, Henry G. Harris, for Ida Kaplan, owner, filed August 23, 1949, an appeal from a decision of the borough superintendent affecting premises 985 Blake avenue, north side, 45 ft. 6 in. east of Elton street (1st floor); (Block 4050, Lot 43), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated August 19, 1949, as to Alt. Applic. 2479-49, reads:

"1. Extending business occupancy in a frame portion of building is contrary to Sections 2.1.3.5 and 4.2.1 of Building Code."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. in height; 18 ft. by 54 ft. in area, of Class 3 and Class 4 construction, erected prior to 1924, located on a lot 22 ft. 6 in. by 74 ft. in area, in a business use, C area, Class 1½ height district and used and occupied since 1924—cellar, storage and boiler room; 1st floor, store and 3 room apartment; 2nd floor, one five room apartment; proposed to be used and occupied upon completion of alteration—cellar, storage and boiler room; 1st floor, store and one room apartment; 2nd floor, one family; that the building is provided with one 3 ft. wide wood stairs, enclosed in one hour partitions, equipped with wood self-closing doors leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that it is proposed to replace two of the three rooms in the rear 1st floor apartment by the extension of the front store by lowering the apartment floor 3 ft. to the store level and by removing the interior stairs to cellar; that it is proposed to remove wood lath and plaster on walls and ceiling of frame portion of first floor, to fill exterior frame walls between studs with brick in portland cement mortar from top of foundation wall to top of second floor joists and to plaster the walls and ceilings of first floor frame portion with 2 coats gypsum plaster on rock lath; and

WHEREAS, the applicant contends that it is proposed to seal off all floors, including the cellar, from each other with one hour fire test material; that the area of the lot is 1665 sq. ft.; that the area of the building is 972 sq. ft. and occupies 58 per cent of the lot; that in view of the proposed construction and fire retarding it is requested the Board grant this appeal to permit the extension of the business occupancy in the frame portion of the building in accordance with plans filed with this appeal and with such modifications as the Board may deem necessary so that the spirit of the law is observed, safety secured and substantial justice done.

MINUTES

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2479-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the changes as proposed shall be within the present envelope of the building; that the existing frame walls shall be protected as proposed with the existing exterior stucco and brick fill between studs and gypsum plaster on one-half inch rock lath on all walls and ceilings of the frame portion; that the existing stair from the first floor to the cellar shall be removed, all as indicated on plans filed marked "Received October 31, 1949," (1 sheet); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirement as to the floor construction and floor loading of the building.

670-49-A

APPLICANT—1504 Inwood Avenue Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1504 Inwood avenue, east side, 260 ft. north of West 172nd street (1st floor), (Block 2859, Lot 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Harold R. Tethey.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (670-49-A)

WHEREAS, 1504 Inwood Avenue Realty Corporation, owner, filed September 26, 1949 an appeal from a decision of the borough superintendent, affecting premises 1504 Inwood avenue, east side, 260 ft. north of West 172nd street (Block 2859, Lot 8), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated September 14, 1949 acting on DW. Elevator Applic. 131-49 reads:

"2. Stated horizontal sectional area of car exceeds maximum area of nine (9) square feet. Rule 13.1.1.26 Building Code; and C26-797.0 of the Administrative Code."

and

WHEREAS, the applicant states that the building is one story and basement 14 ft. in height, 41 ft. by 96 ft. in area, of Class 1 construction, erected in 1922, located on a plot 86 ft. by 132 ft. in area, in an unrestricted use B area Class 1½ height district, used and occupied since 1925 as follows: basement—steam laundry—6 persons; 1st floor—steam laundry—6 persons; that the building is equipped with two 44 in. wide concrete stairs, fireproof enclosed, equipped with fire proof doors, leading direct to street but not to roof; that the adjoining buildings are of the same height; that no certificate of occupancy has been issued for the building; and

WHEREAS, the applicant requests the Board to modify the maximum regulation of 9 sq. ft. for a dumbwaiter to 11.1 sq. ft.; that the dumbwaiter has been in use by the owner for the past four years; that the owner owns six hand trucks 30 in. by 48 in. in size which just fit on the dumbwaiter and hold ten bundles of laundry; that the dumbwaiter is used to convey a hand truck from the basement to the first floor, a total height of 10 ft.

Resolved, that the decision of the borough superintendent, acting on DW. Elevator Applic. 131-49, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the size of the car and shaft shall not exceed the size proposed as shown on plans filed with this appeal marked "Received September 26, 1949," (1

sheet); that the installation of the dumbwaiter itself and the enclosing walls and doors shall comply with the requirements of the building code in all other respects; that the dumbwaiter shall not be extended as to run; that this variance shall continue only so long as the dumbwaiter is used as proposed in connection with the laundry use on the premises; that no operator or other person shall be permitted to ride on the dumbwaiter.

352-47-A—Vol. II

APPLICANT—Kramon Development Co., Inc., owner.

SUBJECT—Application reopened March 29, 1949—re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—207-215 West 94th street and 2520-2526 Broadway, northeast corner (Block 1242, Lots 24 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred J. Gilbert.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Withdrawn. The representative of the owner, Alfred J. Gilbert, states that an application is on file with the Building Department and has received tentative approval; that full approval for compliance with Section 67 of the Multiple Dwelling Law is expected and as soon as approval is given the work will proceed and will be carried on to completion.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

544-49-A

APPLICANT—Kitzler and Nurick, for Israel Mandler, owner (Mandler Paper Co., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—219-227 Grand street and 681-693 Driggs avenue (677-693 displayed) northeast corner, (cellar and 1st floor); (Block 2382, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Withdrawn by applicant, after argument. The owner intends to proceed at once with the removal of the 2nd and 3rd floors and to make other alterations to improve conditions.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

605-49-A

APPLICANT—Garden Country Day School of Jackson Heights, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—33-16 79th street (rear), east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Henry Roberts.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to November 22, 1949 at 2 P. M. for inspection and decision without further argument.

MINUTES

680-49-A

APPLICANT—Harold Cyrus Burger, for Harbor Hospital, Inc., owner.

SUBJECT—Appeals from an order of the fire commissioner.
PREMISES AFFECTED—3027-3049 West 29th street, northeast corner of Riegleman Boardwalk, (Block 7068B, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bernard Ekstein and Martin Jacobs.
For Administration: Thomas A. Larkin, Fire Dept.

ACTION OF BOARD—Laid over to January 10, 1950, at 2 P. M. at request of applicant, with the understanding that if before that time the hotel tenants are completely removed and the building is being used throughout as a hospital, the fire commissioner will consider whether his Order 25429-LF, should stand or will recommend that this appeal be withdrawn to permit the order or be rescinded with due consideration to the alterations proposed as evidenced by the plans filed with the Department of Housing and Buildings for which applicant states the work has been substantially completed.

706-49-A

APPLICANT—Morris Whinston, for Mon Kee Corporation, Augustus B. Sbarboro and Stephen J. Pierano, owners (Crossroads Inn, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Whinston.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 2 P. M. for further consideration. Applicant to submit revised plan showing exit to Bayard street, etc.

ZONING APPLICATIONS

1460-23-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Coney Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot, to be used as a salesroom for the sale and display of motor vehicles.

PREMISES AFFECTED—1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE TO REOPEN AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.....	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION (1460-23-BZ—Vol. III)

WHEREAS, this application under the zoning resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and stores, except for the frontage of 15 ft. at the corner of

Avenue I, affecting premises 1239-49 Coney Island avenue, Borough of Brooklyn, was granted by the Board as Vol. 1, April 8, 1924, on certain conditions, and the resolution was amended September 30, 1924, to omit stores on the Coney Island avenue front; and

WHEREAS, the request for amendment to consider alteration to permit a gasoline selling alcove across the frontage of the garage was withdrawn February 17, 1931 after a report of committee of the Board recommended denial; and

WHEREAS, under Cal. 199-32-BZ, an application was denied June 1, 1932, under section 21 of the zoning resolution, to permit inclusion of a gasoline service station; and

WHEREAS, a later application under sections 7a and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of lot adjoining garage and gasoline station (on the 15 ft. frontage at the corner of Avenue I), and with a show window more than the permitted distance from intersection abutting a residence use district, to be used for the sale and display of motor vehicles affecting premises 1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn, was denied by the Board July 25, 1947; and

WHEREAS, on May 24, 1948, the court referred the matter back to the Board to reconsider application of the petitioner, made at the close of the hearing before the Board, and to make a determination in accordance with the present position of the petitioner in asking only for permission to maintain a building in conformity with provisions of the zoning resolution on the vacant portion of the premises; and

WHEREAS, this application under section 7a of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot, to be used as a salesroom was granted by the Board as Vol. 3, November 16, 1948, on certain conditions; and

WHEREAS, the resolution was amended April 12, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 16, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

“... that in view of the statement by applicant that all permits have been obtained and that the construction work is actually in process, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution; that nothing in the resolution adopted by the Board November 16, 1948, under this calendar number, Vol. III, shall be deemed to affect the uses in the buildings on the balance of Lot 48, as lawfully permitted or as permitted under resolution adopted under Vol. I (N.B. 601-46).”

229-29-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry J. Hoeckle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the extension and rebuilding of an existing gasoline service station and office.

PREMISES AFFECTED—245-19 South Conduit boulevard, south side, 109.75 ft. east of Francis Lewis boulevard (Block 13615, Lots 5 and 9), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Francis J. Carin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE TO REOPEN AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (229-29-BZ—Vol. II)

WHEREAS, this application under section 7g of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, affecting premises north side, of 245th street, 100 ft. east of Cross Island boulevard, Rosedale, Borough of Queens, was granted by the Board July 23, 1929 on certain conditions, and the resolution amended November 13, 1935; and

WHEREAS, an application under section 7f of the zoning resolution, to permit in a business use district the extension and erection and maintenance of a new building for an existing gasoline service station (previously granted by the Board) to be used for gasoline sales, service station and office, affecting premises 245-19 South Conduit boulevard, south side, 109.75 ft. east of Francis Lewis boulevard, (Block 13615, Lots 5 and 9), Rosedale, Borough of Queens, was granted by the Board February 25, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 21, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 25, 1947, as *amended* by resolution adopted September 21, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 886-46)."

92-37-BZ—Vol. III

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re application (decision of the borough superintendent), previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station, to include retail sales, lubricatorium, car washing and motor vehicle repair shop, and the extension of existing area for parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE TO REOPEN AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (92-37-BZ—Vol. III)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles,

affecting premises 912 East 172nd street and 1509-1519 Southern boulevard, southwest corner (Block 2977, Lot 103), Borough of The Bronx, was denied by the Board June 2, 1937; and

WHEREAS, a later application under section 7c of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station so as to include the parking and storage of more than five motor vehicles, was granted by the Board June 24, 1941, on certain conditions; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of use of the gasoline service station to include retail sales, lubricatorium, car washing and motor vehicle repair shop and increase in the extent of area for parking and storage of more than five (5) motor vehicles, affecting premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx, was granted by the Board November 16, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 16, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 196-48)."

151-47-BZ

APPLICANT — John J. McNamara, for The Flamar Realities, Inc., new owner (Coyou Realty Corp., former owner).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C and D area districts, the erection and maintenance of a motion picture theatre, using more than the area permitted.

PREMISES AFFECTED—3839-3849 Flatlands avenue, north side, 100 ft. $\frac{3}{8}$ in. west of Flatbush avenue (Block 7817, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Schrank and J. E. Fabregas, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE TO REOPEN AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (151-47-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C and D area districts, the erection and maintenance of a motion picture theatre using more than the area permitted, affecting premises 3839-3849 Flatlands avenue, north side, 100 ft. $\frac{3}{8}$ in. west of Flatbush avenue (Block 7817, Lot 6), Borough of Brooklyn, was granted by the Board November 5, 1947; on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 9, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 5, 1947 only

MINUTES

so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that all permits have been obtained and the work has been substantially completed under N.B. Applic. 17-47, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

715-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter A. Vingiello, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private garage to motor vehicle repair shop; with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner (Block 696, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.... 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION (715-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from private garage to motor vehicle repair shop, school yard being between intersecting streets, affecting premises 966 4th avenue and 367 to 369 37th street, northwest corner (Block 896, Lot 39), Borough of Brooklyn, was granted by the Board October 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1947, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"... *Granted* under section 7i for a term of two (2) years from the date of this *amended* resolution to permit ... and that other than as herein *amended* the conditions of the resolution of October 15, 1947 shall be complied with and a new certificate of occupancy shall be obtained (Alt. 2370-47)."

491-29-BZ—Vol. II

APPLICANT—Herman Kron, for N.K.C. Holding Corp., owner.

SUBJECT—Application for consideration — reopening — amendment of resolution and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to manufacturing of metal doors with electrical machines.

PREMISES AFFECTED—416-422 Lexington avenue, south side, 63 ft. east of Tompkins avenue (Block 1805, part of Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Reopened, subject to usual procedure, waiving all requirements except a new decision by the borough superintendent as to area, which has been filed, and to permit two publications in the Bulletin, and to be set for hearing on the same date as Cal. No. 720-49-A.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

918-41-BZ

APPLICANT—Peter Millman, for May Fabricant Altur, owner (David Kramer, lessee).

SUBJECT—Application for consideration—reopening to consider new decision as to use—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of part of the Pitkin avenue frontage of an existing building to a motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—2067-2069 Pitkin avenue, north side, 56 ft. west of Pennsylvania avenue (Block 3720, part of Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Peter Millman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Reopened as Vol. II, subject to the usual procedure to consider new decision as to use of premises under section 7i.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

600-48-BZ—Vol. II

APPLICANT—Gustave Goldman, for Argent Amusement Corp., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, business and unrestricted use, B area district, the erection of a building (stores and bowling alleys), using more than the area permitted (previously denied by the Board).

PREMISES AFFECTED—32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Reopened as Vol. II, subject to the usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

MINUTES

198-49-BZ—Vol. II

APPLICANT—John J. Beatty, for Cohen Brothers, owner (Morlabee Co., lessee).

SUBJECT—Application for consideration—reopening to consider new proposal—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection of a building on the vacant portion of plot, using more than the area permitted; and the reconstruction and conversion of a three-story factory and six-story tenement to a two-story structure, both to be used in conjunction with new structure as a public garage for more than five motor vehicles, (previously withdrawn).

PREMISES AFFECTED—222-228 Cherry street, north side, 122 ft. east of Pike street and 7-9 Pelham street (Block 255, Lots 8, 9 and 11), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Beatty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Reopened as Vol. II to consider new proposal, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

361-32-SA—Vol. II

APPLICANT—Anchor Post Products, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II re additional Models re: Fluid Heat Oil Burner (previously approved).

APPEARANCES—

For Applicant: J. A. Bowerson.

ACTION OF BOARD—Reopened as Vol. II, for test and report to consider additional models.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

29-47-SA

APPLICANT—The Linde Air Products Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Linde Cascade Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit (previously approved).

APPEARANCES—

For Applicant: H. C. Stelling.

ACTION OF BOARD—Reopened for test and report as to amendment to include liquid nitrogen.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

10-47-SM

APPLICANT—The Linde Air Products Co., owner.

SUBJECT—Application for consideration—reopening and report as to amendment of resolution—re Linde Cascade Oxygen Receivers (previously approved).

APPEARANCES—

For Applicant: H. C. Stelling.

ACTION OF BOARD—Reopened, for test and report as to amendment to include gaseous nitrogen.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

1189-40-SM

APPLICANT—Pacific Lumber Co., owner.

SUBJECT—Saferized Palco Wool Insulation, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

125-41-SM

APPLICANT—The Cheney Company, owner.

SUBJECT—Cheney Copperkote (Flashing), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

126-41-SM

APPLICANT—The Cheney Company, owner.

SUBJECT—Quaker Thru-Wall Flashing, Cheney Flashing Reglet and Cheney Flashing 16 oz., 10 oz., and 6 oz., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

127-41-SM

APPLICANT—The Cheney Company, owner.

SUBJECT — Cheney Vertical Ribbed Siding and Cheney Shower Pans, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating 1

795-41-SM

APPLICANT—Ebsary Gypsum Co., Inc., owner.

SUBJECT—Ebsary Sheathrite (gypsum fireproofing sheathing), approval of.

APPEARANCES—

For Applicant: None.

MINUTES

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

103-42-SM

APPLICANT—World Steel Products Corporation, owner.

SUBJECT—World Hollow Metal One Hour and One and
One-half Hour Door, Model C2P, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

289-42-SM

APPLICANT—North American Refractories Co., owner.

SUBJECT—Narcoset Refractory Bonding Mortar (wet
mortar air-setting), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

290-42-SM

APPLICANT—North American Refractories Company,
owner.

SUBJECT—Crescent Fire Brick, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

19-43-SM

APPLICANT—Alberene Stone Corporation of Virginia,
owner.

SUBJECT—Alberene Acid Neutralizing Box, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

21-43-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—USG Sheetrock Roof Units, 2, 3 and 4 ply,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

The applicant has stated that this product is no
longer being manufactured.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

29-43-SM

APPLICANT—C. A. Reed Co., owner.

SUBJECT—Reed Ammonium Phosphate, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.
The applicant has stated that he is no longer inter-
ested in obtaining the approval of the product.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

51-43-SM

APPLICANT—Celanese Corporation of America, owner.

SUBJECT—Celanese Cellulose Acetate Flameproof Fabric,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

108-43-SM

APPLICANT—Eagle-Picher Sales Co., owner.

SUBJECT—Eagle Type H-1 Granulated Mineral Wool,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

150-43-SM

APPLICANT—Hazel-Atlas Glass Company, owner.

SUBJECT—Hazel-Atlas Glass Company One-Gallon Glass
Jug, Nos. 4058 and 4498, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

378-43-SM

APPLICANT—The Wilbur and Williams Co., owner.

SUBJECT—Blaze-Pruf (fire-resisting paint coating), ap-
proval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

(Remaining minutes will be printed in the Bulletin of
November 22, 1949).

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495

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Wednesday
afternoon, November 9, 1949, affecting Calendar Num-
bers 390-43-SM, 416-43-SM, 596-43-SM, 636-43-SM,
902-41-SM, 818-42-SM, 92-43-SM and 161-43-SM.

Minutes of Regular Meeting, Tuesday Morning, Novem-
ber 15, 1949, Affecting Calendar Numbers 642-21-BZ—
Vol. II, 544-44-BZ—Vol. III, 523-48-BZ, 548-48-BZ—
Vol. II, 135-49-BZ, 193-49-BZ—Vol. II, 289-49-BZ,
627-49-BZ, 659-49-BZ, 666-49-BZ, 673-49-BZ, 687-49-
BZ, 120-16-BZ—Vol. II, 95-45-BZ—Vol. II, 999-48-BZ,
362-49-BZ, 499-49-BZ, 597-49-BZ, 632-49-BZ, 635-49-
BZ, 668-49-BZ, 194-49-A—Vol. II, 552-49-A, 223-42-SA,
970-48-SM, 470-49-SM and 505-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, No-
vember 15, 1949, Affecting Calendar Numbers 715-49-A,
542-49-A, 633-49-A, 634-49-A, 636-49-A, 713-45-A—Vol.
II, 1007-48-A, 402-41-A—Vol. II, 539-47-A, 415-49-A,
99-33-BZ, 222-34-BZ, 856-42-BZ—Vol. II, 223-46-BZ,
247-47-BZ, 561-47-BZ, 144-48-BZ—Vol. II, 484-48-BZ,
1118-48-BZ and 373-49-BZ.

Correction Affecting Calendar Number 1064-47-BZ.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-
gineers, pertaining to the work of the board, will be seen
only between the hours of ten in the morning and one in
the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Build-
ing, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET.

New Cases Filed up to November 15, 1949

Cal. No. Dept. Premises Affected.

767-49-BZ—H.B.M.—339 East 115th street, north side, 125 ft. west of 1st avenue (Block 1687, Lot 21), Borough of Manhattan, Amendment to Alt. 1709-48.

768-49-A—H.B.M.—339 East 115th street, north side, 125 ft. west of 1st avenue (2nd floor); (Block 1687, Lot 21), Borough of Manhattan, Amendment to Alt. 1709-48.

769-49-A—F.D.—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn, 25674-LF.

770-49-A—F.D.—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn, 25678-LF.

771-49-A—F.D.—641-649 Lexington avenue, north side, 200 ft. east of Lewis avenue (Basement); (Block 1620, Lot 69), Borough of Brooklyn, 21477-LC.

772-49-A—F.D.—226-228 West 20th street, south side, 380 ft. west of 7th avenue (1st floor); (Block 769, Lots 53 and 54), Borough of Manhattan, 74042-LC and Decision.

773-49-A—F.D.—233-245 Spring street, north side, 123.8 ft. east of Varick street and 20-24 Van Dam street (8th floor); (Block 505, Lot 36), Borough of Manhattan, 74672-LC.

774-49-A—F.D.—692-704 Myrtle avenue and 144-156 Spencer street, southwest corner (4th floor); (Block 1750, Lots 24-30), Borough of Brooklyn, 14641-LC.

775-49-A—F.D.—85-87 Jane street, north side, 120 ft. 5 in. east of Washington street (2nd floor); (Block 642, Lot 70), Borough of Manhattan, 75008-LC.

776-49-SM—Permalite (aggregate used in place of sand in gypsum plaster), manufactured by Great Lakes Carbon Corp., Material.

777-49-SM—Old Newark 2" Solid Plaster Partition with $\frac{3}{8}$ " and/or $\frac{1}{2}$ " = 24" wide ceiling height, with tongue and groove, square or rounded edges, manufactured by Newark Plaster Co., Inc., Material.

778-49-SM—Orangeburg Pipe for house sewer connections, manufactured by Orangeburg Manufacturing Co., Inc., Material.

779-49-A—H.B.M.—754 5th avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan, Amendment to Alt. 966-47.

780-49-BZ—H.B.Bx.—Southwest corner of Bruckner boulevard and White Plains road (Block 3671, Lots 50-53), Borough of The Bronx, N.B. 889-49.

781-49-SA—Ace Telecoin Tumbler Dryer (gas-heated), Appliance.

782-49-A—H.B.M.—20-38 West 141st street, south side, 225 ft. west of 5th avenue (Block 1738, Lots 45 and 51), Borough of Manhattan, N.B. 120-49.

783-49-SM—Kilnoise Acoustical Tile, manufactured by Kelley Island Lime and Transport Co., Material.

784-49-BZ—H.B.B.—104-106 Stockton street, south side, 185 ft. east of Marcy avenue (Block 1747, Lot 10), Borough of Brooklyn, Alt. 1836-49.

785-49-A—F.D.—208 Livingston street and 40 Hoyt street, southwest corner (street floor); (Block 164, Lot 36), Borough of Brooklyn, Decision.

786-49-BZ—H.B.B.—167 Bristol street, east side, 55 ft. $2\frac{1}{4}$ in. north of Sutter avenue (Block 3520, Lots 5, 6, 7, 83, 84 and 85), Borough of Brooklyn, Alt. 3355-49.

787-49-BZ—H.B.M.—15-19 East 111th street, north side, 150 ft. east of 5th avenue (Block 1617, Lot 7), Borough of Manhattan, Alt. 1869-49.

788-49-BZ—H.B.Q.—88-16 Northern boulevard, southwest corner of 89th street (Block 1436, Lot 6), Jackson Heights, Borough of Queens, N.B. 4093-49.

789-49-BZ—H.B.B.—2591-2613 Atlantic avenue, north side, from Sheffield to Georgia avenues, 62-74 Sheffield avenue and 53-59 Georgia avenue, also northwest corner of Atlantic and Georgia avenues (Block 3668, Lots 36-43), Borough of Brooklyn, N.B. 1106-49.

Restored to Docket

1007-48-A—H.B.B.—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn, Alt. 4208-48.

713-45-A—Vol. II—H.B.M.—56 East 52nd street, south side, 75 ft. west of Park avenue (1st and 2nd floors); (Block 1287, Lot 39), Borough of Manhattan, Alt. 1711-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18

CALENDAR

Last Publication in Bulletin

Fire Drill Rules	Oct.	25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov.	8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	Oct.	4, 1949—Vol. 34, No. 40
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 22, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 22, 1949, at 10 o'clock in Room Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Elizabeth Raff, owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticino, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

716-49-A—89-01 to 89-10 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens. (Under section 35, General City Law—re bed of mapped street — proposed widening of Parsons boulevard).

610-49-BZ—Application, August 23, 1949, under sections 7e and 7h of the zoning resolution, of Joseph Unger, applicant, on behalf of Mario Galetta, owner, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on un-built upon portion of plot adjacent to stores; premises 197-05 to 197-25 Hillside avenue, north side, from 197th

to 198th streets (Block 1053, Lot 1), Hollis, Borough of Queens.

789-46-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Galluccio and Herscher, owners, reopened April 12, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs); premises 2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

559-49-BZ—Application, July 27, 1949, under section 7c of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

159-48-BZ—Vol. II—Application of Robert T. Lyons, applicant on behalf of A. A. Lexington, Inc., owner, reopened June 1, 1949, under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse, (previously denied by the Board, for extension of garage use to first floor of storage warehouse); premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

315-49-BZ—Application, April 25, 1949, under sections 7e and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Briceta Fasciglione, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2314-2318 Beaumont avenue, east side, 240 feet north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx.

365-49-BZ—Application, April 26, 1949, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober applicants, on behalf of Edgar E. Stewart, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted; premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

366-49-A—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; (under section 35, General City Law—re bed of mapped street—248th street).

321-49-BZ—Application, April 27, 1949, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Louis Cappell, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and office; premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by

CALENDAR

the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

434-49-BZ—Application, June 3, 1949, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Ann Stein, owner, to permit in a business use, C area district, the extension of existing business use (stores) using more than the area permitted; premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. west of 150th street (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

512-49-BZ—Application, June 10, 1949, under sections 7e, 7c and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Graycliff Realty Corporation, owner, (Rudack Pontiac Sales and Service Corporation, lessee), to permit the use of vacant area of a plot, located partly in a residence use district and partly in a business use district, for the sale and display of more than five motor vehicles; premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

513-49-A—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

389-49-BZ—Application, May 19, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Lorenzo Blasi, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a store; premises 2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

523-48-BZ—Application, May 20, 1948, under sections 7e, 7h and 7A of the zoning resolution, of Benjamin Braunschtein, applicant, on behalf of Benjamin and Harry Neissloss, owners, to permit in a residence and retail use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons; premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

552-49-A—42-02 55th drive, south side, 57 ft. west of 43rd street, (Block 2520, Lot 60), Long Island City, Borough of Queens.

71-49-A—229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn (reopened November 1, 1949).

71-35-BZ—Application of John Krupski, owner, reopened November 1, 1949, for consideration as to extension of term of variance—re Application previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for the storage of one commercial truck; premises 147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens.

410-48-BZ—Application of Lama, Proskauer and Prober, applicants on behalf of Paul Paulson, owner, reopened November 1, 1949, for consideration as to amendment of resolution as to increase in size of accessory building—re Application previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, for a term of years, the erection and maintenance of a gasoline service station, lubitorium, auto

laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

623-49-BZ—Application, August 5, 1949, under sections 9A and 21 of the zoning resolution, of Theron R. Gallo-way, applicant, on behalf of Consolidated Edison Company of New York, Incorporated, owner, to permit in an unrestricted use, A area and class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport; premises east side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, Part of Lot 1), Astoria, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw, applicants, on behalf of South Brooklyn Railway Company, owner, reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lama, Proskauer & Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board a garage for more than five cars); premises 1935-1939 Coney Island Avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

532-44-BZ—Vol. II—Application of Lama, Proskauer & Prober, applicants, on behalf of Roslyn B. Frey, owner, reopened July 13, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted; premises 42-44 Brighton street, west side, 464 ft. south of Amboy road (Block 7900, Lot 37), Tottenville, Borough of Richmond.

788-45-BZ—Vol. III—Application of Paul Friedman, applicant, on behalf of Herbert H. Pensig, Nat Patterson, Mrs. Charles Bender and Samuel Pensig, owners, reopened October 11, 1949, under section 7h of the zoning resolution, to permit the extension of present occupancy of parking and storage of more than five motor vehicles from retail use district portion of premises into the residence use district portion of the premises for a term of two years; premises 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens.

172-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Ida Salzman, applicant and owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage

CALENDAR

nearer to the side and rear lot lines than is permitted; premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

196-49-BZ—Application, March 18, 1949, under sections 7f, 7i and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

611-49-BZ—Application, August 17, 1949, under sections 7c and 7e of the zoning resolution, of Siegel & Green, applicants, on behalf of Reba Deaner, owner, to permit in a residence use, B area district, the change in occupancy from laundry to a retail store (super market) using more than the area permitted for a term of fifteen years; premises 538-542 East 13th street, south side, 130 ft. 3½ in. west of Avenue B (Block 406, Lots 24 and 25), Borough of Manhattan.

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

686-49-BZ—Application, September 30, 1949, under section 7h of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Murray Hill Construction Corporation, owner, (Grand Service Station, Incorporated, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage); premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

320-49-SM—United States Gypsum Company Hollow Long Length Rocklath and U. S. G. Plaster Partition.

577-49-SM—Armstrong's Cushiontone with a factory application of Armstrong's Fire Resistant paint.

652-49-SA—Tokheim Gasoline Dispensing Pumps, Model Nos. 39-L-RA, 39-W NC—L-RA, Model 39-L EZ, Model 39-W N C-L-EZ and Model 876-G OC.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 22, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

583-49-A—398 Beach 25th street, southwest corner of Deerfield road, (Block 269, Lot 7), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

605-49-A—33-16 79th street (rear), east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens.

107-49-A—20-22 Wyckoff street, south side, 193 ft. east of Court street (1st floor); (Block 390, Lot 16), Borough of Brooklyn.

721-49-A—1601 Avenue R and 1785-1789 East 16th street, northeast corner (Block 6799, Lots 48 and 50), Borough of Brooklyn.

751-49-A—37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 29, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

186-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

187-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Schnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition

CALENDAR

of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

353-49-BZ—Application, May 10, 1949, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of James and Frank Gatti, owners, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted; premises 1406-1408 West 5th street, west side 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

609-49-BZ—Application, August 25, 1949, under sections 7f and 7A of the zoning resolution of A. H. Salkowitz, applicant, on behalf of Reliable Corporation, owner, to permit in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection; premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

544-44-BZ—Vol. III—Application of Siegel and Green, owner (Columbia Broadcasting System, Incorporated, applicants, on behalf of All States Holding Corporation, lessee), reopened September 20, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System in lieu of conversion to garage for more than five motor vehicles; premises 418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, Part of Lot 13), Borough of Manhattan.

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

193-49-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Robert L. Meruk, owner, reopened October 25, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing building (stores) using more than the area permitted and to permit egress from stores through residence use portion of plot; premises 1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn.

194-49-A—Vol. II—1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn (reopened October 25, 1949).

1125-23-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Chardan Garage, Inc., owner, reopened June 1, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five motor vehicles; premises 3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 11), Borough of The Bronx.

627-26-BZ—Vol. II — Application of Henry Nordheim, applicant, on behalf of Park Office Building Corp., owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage; premises 1910 Arthur avenue,

east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

344-33-BZ—Vol. III — Application of Lama, Proskauer and Prober, applicants, on behalf of Nicholas Scandore, owner, reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts); premises 1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

602-47-BZ—Vol. III—Application of William A. Lacerenza, applicant, on behalf of Atlantic Warwick Corp., owner, (Novocol Chemical Manufacturing Co., lessee), reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee; premises 243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

794-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease); premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

325-49-BZ—Application, April 11, 1949, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant, on behalf of Paul Podell, owner, to permit in a residence use district, the erection and maintenance of a dwelling without the required side yard; premises 5214 Netherland avenue, east side, 103 ft. north of West 252nd street (Block 3424, Lot 11), Borough of The Bronx.

333-49-BZ—Application April 28, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Katherine Pivar, owner, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse; premises 86-29 112th street, east side, 229 ft. north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

506-49-BZ—Application June 7, 1949, under section 7f of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Anna L. Friedman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium and office (previously denied by the Board); premises 100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 and 14 and 60-62), Corona, Borough of Queens.

148-33-BZ—Vol. III — Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened April 5, 1949, under sections 7h and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores; premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

CALENDAR

1241-25-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corp., owner, reopened November 9, 1949, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry, on an existing gasoline selling station (previously granted by the Board); premises 5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

692-49-SA — Whirlpool Domestic Automatic Washing Machine, Models 81550, 81551, 81560 and 81561.

637-49-SM—Flexwood (wall covering).

957-47-SM—Douglas Fir Plyscord (plywood sheathing).

918-22-SA—Williams Oil-O-Matic Oil Burner, Model HP-3A (reopened September 13, 1949 to include Model A).

655-49-SA—Williams Oil-O-Matic Fifty-Ten Oil Burner.

735-30-SA—Petro Oil Burner, Model PCA (reopened October 11, 1949 to include additional model).

1043-40-SA—Duo-Therm Water Heater, Models 30, 40, 60 and 90 (reopened March 29, 1949 re additional models).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 29, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

585-49-A—Bed of Prentiss (proposed) avenue, 271 ft. north of proposed Miles avenue, Bungalow 7e, Edgewater Camp, (Block 5515, Part of Lot 1), Borough of The Bronx. (Under Section 35, General City Law, re bed of a mapped street).

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 6, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

627-49-BZ—Application, August 5, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue

and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

548-48-BZ--Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 1¾ inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

687-49-BZ—Application, October 5, 1949, under sections 7c, 7i, 7e and 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Village Chevrolet Company, Incorporated, owner, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced; premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

752-29-BZ—Vol. III—Application of Paul Friedman, applicant on behalf of Nathan Frischling, owner, reopened October 25, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years, (previously granted by the Board the parking and storage of more than five motor vehicles); premises 8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

27-34-BZ—Vol. II—Application of Simeon Heller, applicant on behalf of Katherine Pivar, owner, reopened May 17, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, (previously denied by the Board under section 21), lubritorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen years; premises 72-02 57th avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

CALENDAR

220-44-BZ—Vol. III—Application of Inure Chairman, applicant, on behalf of Mario Mero, owner, reopened October 26, 1948, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owners' cars within building (previously granted by the Board) to a five car non-storage garage in basement and repair shop on first floor and warehouse on second to fourth floors, fifth floor to be vacant; premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

371-49-A—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

598-49-BZ—Application, August 12, 1949, under section 7d of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Nunick Realty Company, owner (Harry Locker, lessee), to permit in a residence use district, the erection and maintenance of a Class B multiple dwelling to be used as a hotel; premises 125 Beach 128th street and 120 Beach 129th street, north side of Ocean front from Beach 128th street to Beach 129th street (Block 768, Lot 41), Belle Harbor, Borough of Queens.

739-49-BZ—Application, October 19, 1949, under sections 7e and 7A of the zoning resolution of Joseph B. Klein, applicant, on behalf of Abraham Weisinger and Noreen Weisinger, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection; premises 232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

747-49-BZ—Application, October 17, 1949, under section 7e of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Greenwich Associates, owner, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of Class 3 multiple dwelling; premises 156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

425-49-SA—Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M, GB-P200N.

741-48-SA—Majestic 140° Petroleum Solvent Cleaning Unit.

148-49-SA—Brule Gas Fired Incinerator—Model M-1.

1140-48-SA—Hupp Console Cup Cold Drink Machine.

351-49-SM—Steel—Strong Post; 3½" Diameter—11 gauge.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 6, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-49-A—2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (1st floor); (Block 269, Lot 10), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens, (reopened September 28, 1948).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 13, 1949*, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

665-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 13, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-49-A—5286 Sycamore avenue, east side, 158.30 ft. south of West 254th street (Block 3424, Lot 392), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Sycamore avenue).

327-49-A—625 West 252nd street, west side, 225.15 ft. east of Independence avenue (Block 3424, Lot 159), Borough of The Bronx, (under section 35, General City Law re bed of mapped street—Blackstone avenue).

593-49-A—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

HARRIS H. MURDOCK, *Chairman*.

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 10, 1950*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of November 9, 1949).

390-43-SM

APPLICANT—Hudson River Stone Corporation, owner.
SUBJECT—Hudson River Stone Corporation Crushed Stone for Concrete Aggregate (Stone for break-water construction and riprapping purposes), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

416-43-SM

APPLICANT—Nigg Engineering Co., owner.
SUBJECT—S and S Float Valve, Type B-200 (cast iron float valve, syphon-breaker type for lowdown water closet tanks), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

596-43-SM

APPLICANT—Edward M. Hill, for Furniture Institute of America, owner.
SUBJECT—F.I.A. Flameproofer, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

636-43-SM

APPLICANT—Herman Mitkoff, owner.
SUBJECT—Wonder Flame-proof Liquid, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

902-41-SM

APPLICANT—The Flintkote Company, owner (C. W. Kelsey, Jr., agent).

SUBJECT—Flintkote Mastic Veneer, approval of.

APPEARANCES—

For Applicant: R. P. Myhr.

ACTION OF BOARD—Withdrawn at the request of the applicant. The applicant has stated that the manufacture of this product has been discontinued.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

818-42-SM

APPLICANT—Sanitary Company of America, owner.
SUBJECT—Victory Soil Pipe (Cast Iron Soil Pipe), approval of.

APPEARANCES—

For Applicant: Waller Shwab.

ACTION OF BOARD—Withdrawn at the request of the applicant. The applicant has stated that the manufacturer is no longer making the product.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

92-43-SM

APPLICANT—Morris Berman, owner.
SUBJECT—Berman Wall Slab Support, approval of.

APPEARANCES—

For Applicant: Abraham Brandinger and Morris Berman.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

161-43-SM

APPLICANT—M. J. Creighton, for Zapon-Keratol Division of Atlas Powder Company, owner.
SUBJECT—Screentex E-FP (Flameproof Motion Picture Screen Fabric), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinea..... 3
Negative 0
Absent: Commissioner Keating 1

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 1, 1949, were approved, as printed in the Bulletin of November 8, 1949, Vol. 34, No. 45.

ZONING APPLICATIONS

642-21-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Valentine Bayer and Catherine Reiss, owners: Frank and Alfred Sosko, lessees.

MINUTES

SUBJECT—Application reopened October 4, 1949—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board.)

PREMISES AFFECTED—63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Alfred J. Sosko and Frank Sosko.

For Opposition: Stephanie Zimmer, Margaret Homer, Charlotte Meyer, Fredericka A. Wilhelm, Hilda Hack and V. D'Ambrosio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for inspection and decision without further argument.

544-44-BZ—Vol. III

APPLICANT—Siegel and Green, for All States Holding Corporation, owner; Columbia Broadcasting Systems, Inc., lessee.

SUBJECT—Application reopened September 20, 1949—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System, in lieu of reconversion to garage for more than five motor vehicles.

PREMISES AFFECTED—418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, Part of Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Norman E. Ginsberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for further consideration after applicant has obtained a complete examination of plans in the Department of Housing and Buildings.

523-48-BZ

APPLICANT—Benjamin Braunstein, for Benjamin and Harry Neisloss, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection, and with loading and parking of more than five motor vehicles for patrons.

PREMISES AFFECTED—220-18 to 220-28 Horace Harding boulevard, and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Thomas Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M., for inspection.

548-48-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Application reopened October 18, 1949 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop, (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use).

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Harry A. Rosenfeld and Jack Jastro.

For Opposition: Jerome S. Blumenthal, Maurice Widman and Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for decision without further argument.

135-49-BZ

APPLICANT—Anthony F. Inserro, for Frank Marinaccio, owner.

SUBJECT—Applicant (decision of the borough superintendent) under sections 7f of the zoning resolution, to permit in a business use district, the change in occupancy from welding and ignition, to gasoline service station, office, part storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of lot.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue (Block 4806, Lot 44), Borough of The Bronx.

APPEARANCES—

For Applicant: William J. Colavito and Frank Marinaccio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application laid over; date to be set; applicant to file a new decision of the borough superintendent and revise application and plan.

193-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Application reopened October 25, 1949—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of an existing building (stores) using more than the area permitted and to permit egress from stores through the residence use portion of the plot (previously withdrawn).

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7558, Lots 35 and 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Barrera, Alfred A. Lama, Robert L. Meruk and N. B. Bernstein.

For Opposition: Joseph Cincotta, Doris G. Schiffmacher, John McElhone, I. Silvoggi, Bart L. Palamaro, Vincent J. Pascale and Henry A. Tebbe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for applicant to file plan, showing landscaping proposed, etc.

MINUTES

289-49-BZ

APPLICANT—William H. Altman, for Conrad Johnson, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit in a business use district, the change in occupancy of a four-car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection.

PREMISES AFFECTED—69-16 to 69-18 Roosevelt avenue and 40-01 to 40-08 70th street, southwest corner Block 1301, Lots 32, 33), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: William H. Altman and Conrad Johnson.

For Opposition: Susan Albert, George Troiano and Anthony Poder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for inspection and decision without further argument.

627-49-BZ

APPLICANT—Karl Propper, for Jack G. Brown, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit, in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office.

PREMISES AFFECTED—Northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper, Alfred A. Lama and Jack G. Brown.

For Opposition: Muriel C. Read.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for inspection and decision without further argument.

659-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection.

PREMISES AFFECTED—126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Nathan Pearlstein and Sylvia Pearlstein.

For Opposition: Vincent Vervecka.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., at request of objector, for continuance of hearing.

666-49-BZ

APPLICANT—Paul Friedman, for Prospect Park Jewish Center, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted.

PREMISES AFFECTED—157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Charles Kaplitt.

For Opposition: Benjamin Mintz, Mrs. Aaron S. Werner, Frank G. Colgan and Murray Fisch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 10 A.M., for applicant to submit revised plans.

673-49-BZ

APPLICANT—Charles M. Spindler, for Herman J. Stein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Jack C. Haus.

For Opposition: Jack Drucker, Frank Garritano, Joseph Langweber, Bernard McGrane, Hugh S. Kelly and Raymond Tunkel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for inspection and decision without further argument.

687-49-BZ

APPLICANT—Carl H. Salminen, for Village Chevrolet Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7e of the zoning resolution, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced.

PREMISES AFFECTED—222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Russell G. Seibert and Russell G. Seibert, Jr.

For Opposition: John H. Fishwick, E. Parker Mott, Herman G. Meyer and A. Kievits.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for inspection and decision without further argument.

120-16-BZ—Vol. II

APPLICANT—Hurley, Gray and Kearney, for Colonial Renting Service Inc., owner (Kings County Buick Co., lessee).

MINUTES

SUBJECT—Application reopened May 10 1949—re Application (decision of the borough superintendent) under section 7i of the zoning resolution to permit in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Gray.

For Opposition: Francis M. Conlon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (120-16-BZ—Vol. II)

WHEREAS, Hurley, Gray and Kearney for Colonial Renting Service, Inc., (Kings County Buick Co., Inc., lessee) filed April 21, 1949 an application under section 7i of the zoning resolution to permit in a business use district the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board), affecting premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. II on May 10, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on October 25, 1949 after due notice by publication in the Bulletin; and laid over to November 15, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Guernsey street, Lorimer street and the site are in a business use, C area, class 1¼ height district; Nassau avenue is in business and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated March 22, 1949 acting on Alt. Applic. 215-49 reads:

"1. Proposed extension of existing garage use to include auto repairing on premises located in a business zone is contrary to Article II, Section 4a(29) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a building 75 ft. front by 100 ft. deep, one story, 16 ft. in height, of class 3 construction, used as a garage, for which C.O.1969-17 (N.B. 5454-16) was issued; that it is proposed to maintain an additional use of a motor vehicle repair shop, with the existing garage for more than five motor vehicles; and

WHEREAS, the applicant contends that a C.O. was issued to the owner of the site involved in this application in 1917; that said C.O. permitted occupancy of the premises for the following purpose—1st floor—garage; total, garage; that the lessee intends to employ the premises as a garage and motor vehicle repair shop for Buick cars dealt in by the agency; that at present the property is being used as a public garage for more than five motor vehicles; that the proposed change would not do harm to the character of the surrounding area since this area is the site of factories and other commercial buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit the existing garage building, subject to Certificate of Occupancy #1969, issued on April 24, 1917, as a garage to be occupied also for minor repairing in connection with the adjoining building on lot 43 for the servicing of cars sold and dealt in by the Kings County Buick Company; that such repairing shall be with hand tools only and there shall be no heavy repair work and no painting or spraying done; that the building shall not be increased in height or area and in all other respects shall comply with all laws rules and regulations applicable thereto as permitted by the previously issued certificate; that any sign erected shall be a small sign on the facade of the building facing on Guernsey street; that the door opening now existing between this building on Lot 50 and the building operated by the same concern on lot 43 may be used provided the opening is protected with fire doors in accordance with the requirements of the Building Code; that any existing door openings in the rear wall shall be bricked up with approved masonry; that all windows on rear and side walls shall be fireproof self-closing; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that this variance under section 7i shall continue only so long as the premises are occupied as proposed and as indicated on plans filed with this application marked "Received April 21, 1949" (3 sheets) and "July 13, 1949" (1 sheet); and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

95-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Apex Garage & Service Station, owner.

SUBJECT—Application reopened June 28, 1949—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of existing five-car garage to a motor vehicle repair shop (previously granted by the Board for the alteration and extension of existing garage) to be used in conjunction with existing gasoline service station.

PREMISES AFFECTED—87-24 to 87-30 Lefferts boulevard, west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Marie Atherton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (95-45-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Apex Garage and Service Station, owner, filed May 24, 1949 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of an existing five-car garage to a motor vehicle repair shop (previously granted by the Board for the alteration and extension of existing garage) to be used in conjunction with an existing gasoline service station, affecting premises 87-24 to 87-30 Lefferts boulevard west side, 210 ft. south of

MINUTES

Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens; and

WHEREAS, this case was reopened as Vol. II on June 28, 1949, to consider additional use; and

WHEREAS, a public hearing was held on November 15, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jamaica avenue and Lefferts boulevard are in a business use, C and D area, class 1½ height district; the site is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 20, 1949 acting on Alt. Applic. 3380-48 reads:

"1. The additional use of motor vehicle repair shop to be used in conjunction with existing five car garage, gasoline service station and lubrication on premises located in a business use district is contrary to Art. II, Sect. 4(a) subsect. 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 93 ft. in depth, on which is located a gasoline service station, one open lubricating lift, a five-car metal garage, 40 ft. by 40 ft., and a five-car concrete block garage, 40 ft. by 28 ft.; that C.O. A52795 (N.B. 69-36) was issued for a garage for not more than five cars; that it is proposed to convert the concrete block garage into a repair shop; and

WHEREAS, the applicant contends that the site, together with the 80 ft. to the south also owned by the same owner was the subject of a Board case granting the reconstruction of the entire site; that the owner requests the installation of the repair shop until said reconstruction is performed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1945, as amended by resolutions adopted through June 28, 1949, by adding thereto:

"... that temporarily pending the completion of the work as permitted by resolution adopted June 20, 1945, the existing premises may be continued arranged as proposed and as indicated on plans filed with this application Vol. II, dated May 24, 1949, (3 sheets) and as passed upon by the borough superintendent under Alt. Applic. 3380/48, objection 1, dated May 20, 1949, and to permit minor repairs by hand tools only under section 7i, for a term of two (2) years, *on condition* that all repairing shall be done within the building; that there shall be no lubrication lift or pit in the open; that all lubrication shall be done within the building as shown; and that the buildings shall not be increased in height or area and shall be arranged and maintained as proposed and as shown on the hereinbefore mentioned plans; that such portable fire-fighting appliance shall be maintained as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

999-48-BZ

APPLICANT—Louis Cantarella, for Louise Schmidt, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business and business-1 use district, the change in occupancy from non-storage garage to motor vehicle repair shop.

PREMISES AFFECTED—33 Van Duzer street, east side, 284.75 ft. south of Victory boulevard (Block 498, Lot 35), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: David Robinson and Louis Cantarella.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (999-48-BZ)

WHEREAS, Louis Cantarello, (lessee), for Louise Schmidt, owner, filed November 24, 1948, an application under section 7i of the zoning resolution, to permit in business and business-1 use districts, the change in occupancy from non-storage garage to a motor vehicle repair shop, affecting premises 33 Van Duzer street, east side, 284.75 feet south of Victory boulevard (Block 498, Lot 35), Tompkinsville, Borough of Richmond; and

WHEREAS, a public hearing was held on this application on November 15, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Victory boulevard is in a business-1 use, C area and Class 1½ height district; Van Duzer street and the site are in business and business-1 use, C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1948, acting on Alt. Applic. 438-48, reads:

"1. Premises is in a Business-1 & Business use district. A motor vehicle repair shop is a prohibited use in a Business-1 district contrary to Art. II, Sect. 4a, subdiv. 29 Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 100 ft. in depth, on which is located a building 25 ft. front by 60 ft. in depth, one story, 15 ft. in height, of Class 3 construction, used as a non-storage garage and motor vehicle repair shop; that certificate of occupancy 161-20 was issued for private garage—5 auto trucks; that it is proposed to continue the use of the premises as a motor vehicle repair shop; and

WHEREAS, the applicant contends that he is an automobile mechanic by trade and about a year and a half ago purchased this repair shop, good will and equipment from a Mr. Nelson who had operated it for some time past; that at the time of purchase there were no violations of record and although the applicant is bound to know the law, he invested his money in what appeared to be a lawful business that was needed in the community; that the appearance of the area would not be damaged or changed by this use because the existing building does not require any outward changes and has looked the same for many years; that all repairs are made inside the premises and the work carried on in a quiet, orderly and businesslike manner; that there is great need for a private repair shop in this vicinity; that there are one or two repair shops in the area but they are in connection with new car dealer organizations and do not cater to the general public; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i for a term of five (5) years, to permit the premises to be occupied for motor vehicle repairing, substantially as proposed and as shown on plans filed with this application, marked "Received November 24, 1948" (2 sheets) and "December 9, 1948" (1 sheet), *on condition* that the building shall not be increased in height or area; that the building shall be repaired, the gable end shall be stuccoed and the building painted; that no signs shall be erected, except that there may be a permanent sign attached to the front of the building, advertising the motor vehicle work permitted; that the door in

MINUTES

the rear shall be bricked up with approved masonry; that the floor shall be concreted; that the repair work shall be mainly with hand tools, excluding all heavy work and collision work; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that a new certificate of occupancy shall be obtained, superseding the existing Certificate of Occupancy #161/20; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

362-49-BZ

APPLICANT—Lama, Proskauer and Prober, for D. M. D. Building Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office, with parking of more than five (5) motor vehicles waiting to be serviced and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—255-24 to 255-36 Horace Harding boulevard, east side, 72 ft. south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Claude W. Carlstrom.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating
and Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (362-49-BZ)

WHEREAS, Lama, Proskauer, and Prober, for D. M. D. Building Corporation, owner, filed April 26, 1949 an application under sections 7e and 7A of the zoning resolution, to permit in residence and restricted retail use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sale of auto accessories, auto showroom for new and used cars, boiler room and office with parking of more than five motor vehicles waiting to be serviced and with curb cuts more than the permitted distance from the intersection, affecting premises 255-24 to 255-36 Horace Harding boulevard, east side, 72 ft. south of Little Neck parkway, 55-12 to 55-32 Little Neck parkway and 255-29 to 255-33 57th avenue (Block 8343, Lot 36), Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on September 27, 1949 after due notice by publication in the Bulletin, and laid over to October 18, 1949, then to November 15, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 57th avenue, Little Neck parkway, and the site are in residence and restricted retail use, E area, Class ½ height districts; Horace Harding boulevard is in residence and restricted retail use, E and G area, Class ½ height districts; and

WHEREAS, the decision of the borough superintendent dated April 19, 1949 acting on N.B. Applic. 629-49, reads:

"1. The use of premises located partially in a restricted retail and partially in a residence use district as a gasoline service station, lubritorium, minor repairs, auto laundry, sales of auto accessories, parking of more than 5 cars waiting to be serviced, office and boiler room, auto showroom for new and used cars is contrary to Art. II, Sec. 3 and 4B of the Zoning Resolution.

2. Curb cuts more than 25' from intersection on the otherwise residential street is contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.7 ft. frontage by 204.96 ft. in depth, presently vacant; that it is proposed to erect a building 55 ft. front by 72 ft. in depth, one story, 16 ft. in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station; and

WHEREAS, the applicant contends that the premises are presently vacant and it is the intention of the owner to develop the site with a modern gas station and auto showroom; that the station will consist of eight buried 550-gallon gasoline storage tanks and eight approved gas pumps; that the building to be erected will be constructed of brick and will have a slate roof, being of authentic Colonial design; that said building will be used in conjunction with the gas station for lubrication, minor repairs, auto laundry and office; that a part of the building will be used for the sale and display of automobiles; that a section of the site will be set aside for the parking of more than five cars waiting to be serviced; that the entire plot along the lot lines and the residential portion of the plot will be landscaped; that although the site is partly in a residence zone, that portion of the site will be landscaped and not used for gas station purposes; that the landscaped area will serve as a buffer between the proposed use and any further development in the block; that the building as proposed, with its buffer, will be of greater aesthetic value to the block and area than if stores would be erected in the restricted retail part of the site; that the entire development as planned will blend in with and be an asset to any further development of the area; that Horace Harding boulevard and Little Neck parkway are main auto highways and the proposed gas station will be in keeping at this point; that the auto showroom is a conforming use in this zone; that the Board has granted permission to erect a gasoline service station on the northeast corner of Horace Harding boulevard and Little Neck parkway; that immediately adjoining the site, Block 8343, Lot 100 there is a gas station; that the topographical map No. Alteration 2135 adopted March 2, 1934 by the Board of Estimate shows this station and entire lot 100 to be removed; that there are no proceedings pending to acquire title to this lot at the present time; that the curb cuts and entrances to the gas station as proposed will be 90.71 ft. distant to the nearest lot line on Horace Harding boulevard and therefore would not affect the street; and

WHEREAS, the zone was changed from business within 100 ft. of Little Neck parkway and the remainder to the present use designations on May 5, 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under sections 7e and 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e and 7A thereof, to permit the premises as proposed to be occupied as a gasoline service station and repair shop and showroom as proposed and as indicated on plans filed with this application, marked "Received April 26, 1949" (3 sheets), *on condition* that complete working drawings shall be submitted for further consideration of the Board and for the imposition of conditions; that such working drawings shall be filed within one (1) month from the date of this resolution.

499-49-BZ

APPLICANT—Norman Lederer & Leonard Joseph, for Joseph Cetra, owner (Reliable A and G Fuels, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning

MINUTES

resolution to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage (four fuel oil trucks).

PREMISES AFFECTED—101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and Joseph Cetra.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (499-49-BZ)

WHEREAS, Norman Lederer and Leonard Joseph, for Joseph Cetra, owner; Reliable A & G Fuels, lessee, filed June 28, 1949, an application under sections 21 and 7e of the zoning resolution, to permit in a residence use, D area district, the maintenance of a business use (fuel oil office) and non-storage garage (four fuel oil trucks), affecting premises 101-13 97th avenue, north side, 54.75 ft. west of 102nd street (Block 9379, Lot 22), Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 25, 1949, after due notice by publication in the Bulletin, and laid over to November 15, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 101st street is in an unrestricted use, A and D area, Class 1 height district; 102nd street and 97th avenue are in business, residence and unrestricted use, D area and Class 1 height districts; and the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1949, re Alt. Applic. 1103-49, reads:

"1. The use of premises as fuel oil office and non-storage private garage for four fuel oil trucks in a residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 45.25 ft. front by 100.10 ft. in depth (irregular, presently occupied by a building 45.25 ft. front by 25 ft. in depth (irregular) one story, 15 ft. in height, of Class 3 construction, used as a fuel oil office and non-storage garage (four fuel oil trucks); that it is proposed to maintain the present use of fuel oil office and non-storage garage (four fuel oil trucks); and

WHEREAS, the applicant contends that the property consists of a one-story brick and cinder block building erected under N.B. 3029/15 and was originally approved as stores and dwellings; that subsequently the plot was divided, the dwelling occupying lot 20 and the one-story building, lot 22; that in 1918, plans were filed to convert the building from stores to a chicken market and office and work was completed under Alt. 2/1918; that the building has been occupied continuously from July 23, 1918 (when the Health Dept. issued the first permit #159169) as a chicken slaughter house and market until approximately October 1948; that the building was erected, owned and operated as a chicken slaughter house by Cecil Shapiro, who transferred title of the property to Joseph Cetra on August 9, 1948; that the Certificate of Occupancy #Q11659 was issued under date of May 27, 1940, for chicken slaughter house; that the building has been repaired and painted and its appearance improved; that the property immediately adjoining to the west, and directly opposite, is zoned as unrestricted; that no fuel oil is stored on the premises for sale to customers

and trucks are usually empty when backed into the garage; that it is the opinion of the owner that the premises as now rented represents a lesser objectionable occupancy than if it had been continued as a chicken slaughter house and market; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found the premises to be already occupied as proposed and recommended that the variance be granted to continue the use; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e thereof for a term of five (5) years, to permit the existing building to be occupied for the storage of four (4) fuel oil trucks used in the business of the owner, on condition that the building shall comply with all laws, rules and regulations applicable thereto in all other respects; that the fuel trucks stored in the building shall be without oil content; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no additional curb cuts shall be installed; that the building shall be arranged substantially as proposed and as indicated on plans filed with this application, marked "Received June 28, 1949" (2 sheets); and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

597-49-BZ

APPLICANT—Joseph Platzker, for Fred F. French Operators, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and retail use, D area district, the erection of a business building (stores), using more than the permitted area.

PREMISES AFFECTED—49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Platzker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (597-49-BZ)

WHEREAS, Joseph Platzker for Fred F. French Operators, Inc., owner, filed August 12, 1949 an application under sections 7e and 21 of the zoning resolution, to permit in residence and retail use, D area districts, the erection of a business building (stores), using more than the permitted area, affecting premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 25, 1949 after due notice by publication in the Bulletin, and laid over to November 15, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East Broadway is in retail and business use, D and B area, class 1 and 1½ height districts; Henry and Madison streets are in retail, residence and business use, D and B area, class 1 and 1½ height districts;

MINUTES

Market street is in retail and business use, D and B area, class 1 and 1½ height districts; the site is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 29, 1949, acting on N.B. Applic. 90-49 reads:

"1. Stores and storage use in Residential and retail districts contrary to Art. II, Par. 3, Z.R.

2. Commercial building and its required unbuilt area in Retail D districts must be entirely within Retail portion of lot. Coverage not to exceed 55% of same as required by Art. IV, Par. 14 (c) Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a business building 150 ft. frontage by 100 ft. deep, irregular, one story, 13 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the owner acquired 5 of the 6 parcels back in 1929 when its zoning use was business and unrestricted and when the company was assembling considerable property in the area between Market and Catherine streets for a group of block-square housing developments with ground floor stores; that, however, Knickerbocker Village was the only one to materialize; that during 1938 when the applicant directed the rezoning campaign of the East Side Chamber of Commerce for the easterly half of the lower east side, which included these 6 parcels on Henry street, it was not anticipated that the City of New York would build a \$400,000 Police station to replace the Oak street station on a large plot at the southwest corner of Henry street and Market street and presently used as a parking lot and storage, nor were the retail merchants in this general area behind a joint effort to develop a modern enlarged and attractive retail shopping center, mentioned early this year as feasible in the Master Plan for the Downtown Manhattan Civic Center; that these 6 parcels on Henry street have remained unimproved for a number of years; that the old-law tenements that occupied this site were demolished almost 10 years ago; that furthermore, while land values have increased considerably in the past three years in many parts of the lower east side, as much as 100% at some locations, the valuations on these 6 parcels have remained unchanged during 1947, 1948 and 1949; that, hence, the city of New York failed to benefit because of the lack of improvements and the owners lost even more because they received no income from this vacant, idle land; that the owners of these 6 parcels are therefore seeking relief from their serious hardship and petition for a zoning variance so that they can erect on this plot a fine group of taxpayers, for retail stores, at an estimated cost of more than \$100,000 and thus serve more adequately this growing residential community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that the zoning as changed by the Board of Estimate in 1939 would not be disrupted by permitting a business use as proposed; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivision e of the zoning resolution and that the applicant had failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

632-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Subert Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessories sales.

PREMISES AFFECTED—351-361 Neptune avenue and 2884-2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel Sporn.

For Opposition: Samuel Leighton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (632-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Subert Realty Corporation, owner, filed August 18, 1949, an application under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts the change in occupancy from storage garage for more than five motor vehicles, lubrication and office, to storage garage for more than five motor vehicles, gasoline service station, lubrication, motor vehicle repair shop, office and accessory sales, affecting premises 351 to 361 Neptune avenue and 2884 to 2894 Brighton 3rd street, northwest corner (Block 7260, Lot 101), Borough of Brooklyn; and

WHEREAS, a public hearing was held on October 25, 1949, after due notice by publication in the Bulletin, and laid over to November 15, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue is in a business use, A area and Class 1 height district; Brighton 3rd street and the site are in residence and business use, A area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1949, acting on Alt. Applic. 2439-49, reads:

"1. Proposed change of use from storage garage for more than five motor vehicles, lubrication, office to storage garage for more than five motor vehicles, gasoline service station, lubrication, minor repairs, office and sales within a one story structure located partly in a business and partly in a residence use district violates Art. II, Sec. 3 and Art. II, Sec. 4a, subd. 29 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 97 ft. 8½ in. front by 85 ft. in depth, irregular, on which is located a building covering the entire lot, one story, 14 ft. 4 in. in height, of Class 3 construction, occupied as a storage garage for more than 5 motor vehicles, lubrication and office for which Certificate of Occupancy 7044-20 (N.B. 11565-19) has been issued; that it is proposed to continue the storage garage for more than five motor vehicles, office and minor repairs; and

WHEREAS, the applicant contends that the present front wall of the garage on Neptune avenue is to be removed and a new masonry wall erected 25 ft. back of the building line; that it is proposed to install a gasoline station in this 25 ft. area, the present roof to remain; that there is one present 1,000-gallon gasoline tank which is to be maintained and two new 550-gallon gas tanks and three gasoline pumps will be installed; that Neptune avenue is a main auto highway and as such the proposed gasoline station at the front of the present garage is entirely in keeping on this street; that gasoline sales always were a function of this garage so that the proposed gasoline station will merely facilitate the

MINUTES

service to the public; that as the gasoline pumps will be set 10 ft. back of the building line a greater degree of public safety will be attained over the present method of gasoline sales in that cars will be kept off the sidewalk; that in view of the foregoing facts, it is respectfully requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee was of the belief that the changes proposed will reduce any possible danger rather than increase it, particularly as the applicant is to close the existing door on Brighton 3rd street; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7c and 7i of the zoning resolution; and that section 21a did not apply as to buildings claimed as schools.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7c and 7i thereof, to permit the legally existing garage to be altered and arranged to permit the front portion to be occupied for the selling of gasoline, substantially as proposed and as indicated on plans filed with this application, marked "Received August 18, 1949" (4 sheets), on condition that the building shall not be increased in height or area; that the gasoline selling area shall be arranged substantially as proposed and the roof over such portion shall be completely removed; that no portion of the building at the corner of Brighton 3rd street shall be removed, but shall remain as proposed for office; that the existing door to Brighton 3rd street shall be bricked up with approved masonry; that the pumps erected shall be not nearer than 10 feet to the street building line; that any greasing equipment now in the area to be occupied for the gasoline station shall be removed to within the building; that the number of gasoline tanks may be increased by two new 550 gallon tanks in addition to the two existing tanks; that the curb cuts shall be restricted to two curb cuts to Neptune avenue, each not over 30 ft. in width, as indicated; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that signs shall be restricted to a permanent sign attached to the facade of the building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not more than 4 feet; that the sidewalks and curbing around the premises shall be restored to the satisfaction of the borough president; that no windows not now existing shall be constructed on the interior lot line walls; that the masonry wall to be constructed shall be of face brick matching the face brick of the existing building; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

635-49-BZ

APPLICANT—Di Camillo & Alicandri, for Carmelo Sgarlato, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the storage of fruit and two truck garage for a term of years.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative; Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (635-49-BZ)

WHEREAS, Di Camillo and Alicandri, for Carmelo Sgarlato, owner, filed August 19, 1949, an application under section 7e of the zoning resolution, to permit in a residence use district the storage of fruit and two truck garage, affecting premises 78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 1, 1949, after due notice by publication in the Bulletin, and laid over to November 15, 1949, for further consideration, after the records from the Department of Housing and Buildings have been obtained; and

WHEREAS, the district maps accompanying the zoning resolution show that Smith street is in a business use, C area and Class 1 height district; Butler street is in residence and business use, C area and Class 1 height districts; the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 1, 1949, acting on Alt. Applic. 2390-49, reads:

"1. Proposed storage of fruit and two truck garage located within a residential district is contrary to Art. 2, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 100 ft. in depth, on which is located a building 25 ft. front by 45 ft. 8 in. in depth, one story, 13 ft. 7 in. in height, of Class 3 construction, formerly used as a garage for five motor vehicles for which Certificate of Occupancy 4426-19 has been issued; that it is proposed to change the occupancy to a two-truck garage and the storage of bananas, for a term of 15 years; and

WHEREAS, the applicant contends that this is the only building on the plot; that on the front of the plot (building line), and on the two side lot lines, a brick and cinder concrete block fence has been constructed, 11 ft. high at the sides and 13 ft. high at the front; and

WHEREAS, the applicant contends further that the present building was erected in 1918 under N.B. 3209-18 and a certificate of occupancy for a 5-car garage was issued in 1919; that on November 9, 1927, Alt. Applic. 14560-27 was approved by the Building Department for a change of occupancy from a 5-car garage to ice cream manufacturing and a 5-car garage; that the site was in a business zone until changed to a residential zone on November 19, 1946; that this change was probably due to the fact that the New York City Housing Authority built a slum clearance housing project in the immediate neighborhood, namely along the east side of Hoyt street; that the premises were purchased by the present owner in September, 1947; that he was not aware of any change in zone 10 months previous nor did he believe he was violating any law when changing from one business use to another such use; that the present owner occupies the premises; that he has spent considerable money improving a site which was a former eyesore and no credit, at that time, to the neighborhood; that he replaced old or defective parts, pointed up loose joints, repaired brick parapet and replaced rotted roofing boards and new roofing; that he did not increase the area of nor increase the height of the present structure; that he constructed 3 cold storage compartments for the ripening and conservation of fruits; that said partitions are of cinder concrete blocks, and that the entire building and the front yard are always kept clean; and

WHEREAS, the records in the Department of Housing and Buildings indicated that a garage for five cars was permitted in 1919 and that the building has been recently repaired and also lot line walls have been constructed without a permit from the Department of Housing and Buildings; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of five (5) years, to permit the building to be occupied as proposed and as indicated on plans filed with this application, marked "Received August 19, 1949" (2 sheets), for the storage of bananas and the storage of trucks in connection with the banana business, *on condition* that the building shall not be increased in height or area and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no signs shall be erected on the premises; that the walls as shown shall be maintained without openings therein, except as indicated; that the door to the front shall normally be kept closed; that the open yard space shall be properly paved and drained; that the sidewalks and curbing shall be restored to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no windows erected on the interior or rear lot line walls; that a new certificate of occupancy shall be obtained, superseding the existing certificate of occupancy; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

668-49-BZ

APPLICANT—Casper P. Colla, for Isaac Rothblum & Ruth Rothblum, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from doctor's office to antique shop (store).

PREMISES AFFECTED—147 West 86th street, north side, 267 ft. east of Amsterdam avenue (Block 1217, Lot 113), Borough of Manhattan.

APPEARANCES—

For Applicant: Casper P. Colla, Louis Zimmerman, Harry A. Gross and Isaac Rothblum.

For Opposition: Ada Amorose and George C. Janson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (668-49-BZ)

WHEREAS, Casper P. Colla, for Isaac Rothblum and Ruth Rothblum, owners, filed August 19, 1949, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from doctor's office to antique shop (store) affecting premises 147 West 86th street, north side, 267 ft. east of Amsterdam avenue (Block 1217, Lot 113), Borough of Manhattan; and

WHEREAS, a public hearing was held on November 15, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Amsterdam avenue is in a business use, B area and Class 1½ height district; West 86th street is in residence and business use, B area and Class 1½ height district; that the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent

dated July 21, 1949, acting on amendment to Alt. Applic. 568-40, reads:

"7/19/49. This amendment disapproved as follows:

All. Use of the 1st story for business, antique shop is contrary to Art. 2, Subd. 3 of the zoning resolution as the above building is located in a residence zone."

and

WHEREAS, the applicant states that the premises consist of a plot, 22 ft. 6 in. front by 100 ft. 8½ in. in depth, on which is located a building 22 ft. 6 in. by 79 ft. 11¼ in. in depth, 5 stories, 56 ft. in height of Class 3 construction, used as a Class A multiple dwelling—1st floor doctor's office and two families; that it is proposed to use the doctor's office, and the front three rooms on the 1st floor for the sale of antiques; and

WHEREAS, the applicant contends that the owner rented the front three rooms of the 1st floor, the doctor's office, for the sale of antiques; that on September 22, 1944, zoning violation 35-44 was filed by the Department of Housing and Buildings; and

WHEREAS, the applicant states that the owner notified the tenant that he was occupying the premises illegally and that he had to vacate the premises but refused to move out; that the owner then commenced an action in the Municipal Court to evict the tenant in order to remove the violation; that after the case was tried, Mr. Justice Vincent A. Lupiano, dismissed the case without prejudice on May 17, 1947; that on the same day Mr. Justice Lupiano rendered the following opinion in connection with this case: "The mere notice of violation is not conclusive upon the parties since the landlords have the initial right to question the legality and the reasonableness of the violation involved herein, or as a matter of defense in any action. The landlords concede that no steps were initiated to have the notice removed, reviewed, verified or amended. Furthermore, other than the notice itself, no other proof was presented that the premises are within the affected zone and that the use of the premises are in violation thereof; that the tenant is entitled to a final order dismissing the landlord's petition without prejudice to a new proceeding;" that subsequently, the owner filed a notice of appeal from the decision of the above mentioned court and on March 3, 1949 an order was entered by the Appellate Term, First Department of the Supreme Court; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 568-40, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS

194-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Appeal reopened October 25, 1949—re appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue, northeast corner (Block 7558, Lots 35 and 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Barrera and Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 29, 1949 at 10 A.M., for applicant to file plan, showing landscaping proposed, etc.

MINUTES

552-49-A

APPLICANT—General Chemical Division—Allied Chemical & Dye Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—42-02 55th drive, south side, 57 ft. west of 43rd street (Block 2520, Lot 60), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edward Rohr.

ACTION OF BOARD—Laid over to November 22, 1949 at 10 A.M. at request of applicant's representative to permit him to file plans.

APPLIANCE AND MATERIALS SUBMITTED FOR APPROVAL.

223-42-SA

APPLICANT—Smith Welding Equipment Corporation, owner.

SUBJECT—Smith's Nos. 2, No. 80 and Lifetime Welding Torches and Smith's No. 200, No. 800 and Lifetime Cutting Assemblies and Lifetime Cutting Torches, approval of.

APPEARANCES—

For Applicant: Robert L. Zaunenere.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee	4
Negative	0

THE RESOLUTION (223-42-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 22, 1949

Re: Cal. 223-42-SA

Subject: Smith's Aircraft Autocraft and Lifetime Welding Torches and Smith's Aircraft Autocraft and Lifetime Cutting Assemblies and Lifetime Cutting Torches, Approval of.

The Smith Welding Equipment Corporation of Minneapolis, Minnesota, filed March 19, 1942 an application with the Board of Standards and Appeals for approval of the above appliance under the provisions of C19-92.0, C19-93.0 and the Fusion Welding and Gas Cutting Rules of the Board of Standards and Appeals.

Purpose

The purpose of the Smith's Aircraft Welding Torch is to weld light metal up to 3/16" in thickness with oxygen and acetylene.

Description

Smith's Aircraft Welding Torch, a light, compact, well-balanced torch, designed for light metal welding, up to 3/16" in thickness. The torch body is brass and uses 3/16" hose connections. Welding tips consist of a brass section with mixing nozzle and copper bend section.

There are two series of tips available for use with this torch, namely, the A-20 to A-30, inclusive, and the V-20 to V-29, inclusive. The V series produces an extremely long flame while the A series produces shorter, bulbous flames. Both A and V series tips are used for light bench and assembly work and selection of the type of tip depends on the operator's preference as to type of flame. Max. acetylene pressure, 8#.

Smith's Autocraft Welding Torch is of light weight, rugged design for light and medium bench and repair work, where heavy heating is not required. The needle valves for the control of oxygen and acetylene are located on the forward end of the torch body, where instantaneous adjustment may be made.

Welding tips L-80 to L-812 cover a range suitable for all but the heaviest welding. Each tip consists of a pure, hard drawn copper bend section and a brass mixing section with nozzle and nut. Tips are seated into the torch handle and are held in place by a swivel nut, permanently attached to each tip.

This torch operates on medium pressure, maximum 8#, acetylene and oxygen.

Smith's lifetime welding torch is adaptable to all purpose general welding. It is especially designed for heavy duty welding, heating, structural steel erection, casting repairs, etc. It is a rugged, well-balanced torch of the highest quality, with a full range of tips numbered from 70 to 712, inclusive. A full range of tips is also available for use in the cutting assembly.

The torch handle is made of Monel, which is a wear resisting metal. Beach welding tip consists of a brass section and a copper bend section, which varies in length and weight directly with size. They have but one seat and are so located that they are not easily injured. In the rear part of each brass section, away from the heat, is a mixing nozzle, designed and proportioned for tip of which it forms a part.

Smith's Aircraft Cutting Assembly fits into Smith's Aircraft welding torch body and is used for cutting steel or metal up to 1/2" in thickness when a 202-4 tip is used, or 1" in thickness when a 204-4 cutting tip is used. This cutting assembly is made of brass.

A lever controlling the flow of oxygen is conveniently in line with the torch handle. The seating arrangement of this cutting assembly is identical to the welding tips which fit the Aircraft torch.

This Aircraft cutting assembly, operates on medium pressure acetylene with oxygen. Maximum acetylene pressure required, 6#.

Smith's Lifetime Cutting Torch is used for cutting metal up to 12" in thickness. The handle and tubes are made of Monel metal and silver soldered into the head, so that the joints are strong, tight and leak-proof. All openings are large and permit the unrestricted flow of oxygen and acetylene. The oxygen cutting jet is controlled by a button on top of the fluted Monel metal handle. This button is latched and may be easily and quickly engaged or released by pressure of the operators thumb. The cutting valve seat may be replaced in few minutes without any special tools, and is a minor operation. The needle valves are quick acting and do not leak.

The tips used with this cutting torch are made of hard drawn swaged copper and have but one fixed movable seat. These seats are not easily marred or injured. These cutting tips also operate on Smith's Lifetime cutting assembly.

Inspection and Test

These torches and cutting assemblies were inspected and tested at 601 West 42nd Street and found to operate safely with no flare backs. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and H. H. Von Rohr and A. Tewoglia representing the applicant.

Recommendation

On the basis of this inspection and test and the data furnished by the applicant the Committee on Test recommends the approval of the Smith's Aircraft, Autocraft, and Lifetime Welding Torches and Smith's Aircraft, Autocraft No. 800 and Lifetime Cutting Assemblies and Lifetime Cutting Torches for use in New York City when constructed and operated in accordance with this report and the requirements of Chap. 19 of the Administrative Code provided each appliance bears a label permanently affixed reading, "Ap-

MINUTES

proved by the Board of Standards and Appeals for use in New York City under Cal. No. 223-42-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

970-48-SM

APPLICANT—G. H. Anderson Carbonator Mfg. Co., Inc., owner.

SUBJECT—Anderson Carbonator Safety Valve (to relieve pressure in carbonator), approval of.

APPEARANCES—

For Applicant: George H. Anderson.

ACTION OF BOARD—Material approved in accordance with the Report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (970-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 12, 1949

Cal. 970-48-SM

Subject: Anderson Carbonator Safety Valve, Approval of.

G. H. Anderson Carbonator Manufacturing Company, Incorporated, filed November 17, 1948, an application with the Board of Standards and Appeals for approval of the Anderson Carbonator Safety Valve under the provisions of C19-91.0.9 Administrative Code.

Purpose

The purpose of the safety valve is to relieve the contents of the soda water tank.

Description

The carbonated water chamber is $7\frac{1}{8}$ inches in diameter by 16 inches long and is constructed of 16 gauge Type 304 stainless steel electrically welded. The normal contents of this chamber is 6 quarts of carbonated water with CO₂ compressed to 120 lbs. p.s.i. The water is forced into the chamber by an electric automatic pump, the switch of which is controlled by an automatic liquid line control. The action of the pump is intermittent, subject to withdrawal of water from time to time. The function of the safety valve is to relieve the liquid contents of the chamber if, through failure of the automatic pump control, water should be introduced into the tank in excess of the normal maximum with a resultant rise in pressure of 170 lbs. The safety valve is designed to relieve the liquid contents of the chamber at the rate equal to the capacity of the water pump, namely, 20 gallons per hour. The safety valve is constructed of brass, is $1\frac{1}{8}$ inches long and $\frac{1}{2}$ inch in diameter with a stainless steel head fitted to a $\frac{1}{8}$ inch thread and the relief is a $\frac{1}{8}$ inch solid. There is a stainless steel spring with a plug and rubber washer plugged into the valve. The end plug is screwed into the body of the valve. The valve is screwed into the tank slightly above the middle.

A 17 gauge tank with valve attached was tested at the United States Testing Company, Hoboken, New Jersey under a hydrostatic pressure test of 1000 p.s.i. The tank was

filled with water and connected to a hydraulic hand pump equipped with C-10.000 test gauge. Pressure was increased to 1000 p.s.i. The tank withstood the test pressure with no signs of leakage or failure, other than a slight bulging at the ends.

Inspection and Test

The appliance was inspected by the Committee on Test at 129-15 92nd Avenue, Richmond Hill, on November 23, 1948 and found to function as designed. The CO₂ gas was under a pressure of 120 p.s.i. A check valve was provided on water line. The water line led through pump into tank. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and Charles Vergona and George Anderson representing the applicant. The data submitted by the applicant was investigated by John A. Darts of the Committee on Test.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Anderson Carbonator Safety Valve for use in New York City to relieve pressure in Carbonator tanks, when manufactured and installed in accordance with this report and the requirements of C19-91.0.9 Administrative Code which limits the pressure on Carbonator tanks to 150 p.s.i. and limits the capacity of containers to two cubic feet provided each valve bears a tag or label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 970-48-SM"; and further that the safety valve shall be set and sealed to blow off at 150 p.s.i., in accordance with the requirements of C19-91.0.9 (The automatic pump shuts off at 120 p.s.i.).

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

470-49-SM

APPLICANT—Otis Elevator Company, owner.

SUBJECT—Otis Elevator Company, Elevator Hoistway Doors and Entrances:—Swinging and Single Slide Two-Speed and Center Opening, approval of.

APPEARANCES—

For Applicant: Philip Karmel and Emil Fichter.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (470-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 30, 1949

Cal. 470-49-SM

Subject: Otis Elevator Company Elevator Hoistway Doors and Entrances, Swinging and Single Slide Two-Speed and Center Opening, approval of.

Purpose

Approval of swinging and sliding elevator doors of three hours fire test.

MINUTES

Description

Both swing and slide doors are of the flush type without panels and are constructed similarly, the swing door being $1\frac{3}{4}$ " and the sliding door $1\frac{1}{4}$ " thick. The door is made of two channel shaped sections of #16 gauge steel. One section is re-enforced (at no more than 8" spacing) by vertical channel stiffeners of 19 gauge steel. Spring clip shapes of 18 gauge steel are similarly welded inside the opposite channel section to correspond. The spot welds in channels and clips are spaced at $4\frac{1}{2}$ ". The two sections of the door are then slipped together longitudinally so that the spring clip shapes engage with the channel re-enforcements.

The joints at the door edges are welded with a continuous arc weld. This may be done according to either of two methods both of which achieve the same structural rigidity and the same quality of weldment. One method uses no backing strip for welding and the joint is welded by means of an electric arc in which the end of the welding rod and the arc is protected by an inert gas and the rod is manipulated for the length of the weld automatically. In the alternate method the joint is backed up by a strip of metal the full height of the door and then arc welded manually. For center opening doors the joint at the front edge of the door consists of a 16 gauge channel welded between the two door sections, and the sections are lapped slightly around this channel to form a seat for astragals.

Insulation to prevent the transmission of heat consists of corrugated asbestos sheet insulation or rockwood insulation inserted between the vertical stiffeners.

At the top and bottom of each sliding type door, a 16 Ga. channel re-enforcement is spot welded between the two door sections across the full width of the door. For swing doors, an inverted channel is added to give a flush appearance at the top of the door. For all sliding doors $\frac{1}{2}$ " hanger re-enforcement plates with tapped holes for attachment of sheave type hangers, are spot welded under the top channel and steel fillers with corresponding clearance holes, are attached above this top channel to act as flat surfaces on which the hanger sheave brackets are mounted. Two guide shoes are attached at the bottom of each door. These guides normally engage the sill slot by $\frac{1}{4}$ " or more. The doors are suitably re-enforced for the attachment of the required operators, closers or interlocks by $\frac{1}{4}$ " steel plates welded inside the door sections.

The swing type door may be equipped with the #20 Rixson hinge closer and Rixson top pivot or with Rixson top and bottom pivots. Re-enforcement at the bottom of the door consists of $\frac{1}{4}$ " steel plate, and the re-enforcement for the top pivots consists of a $3/16$ " steel plate. The lock side of the door is re-enforced with a $\frac{1}{4}$ " steel plate for the interlock attachment and a 12 Ga. re-enforcement at the center knob.

The sliding door frames include a cast iron "anti-slip" sill with suitable machined finished slots for guiding the doors. A $3/16$ " steel header plate for supporting the door hangers and doors is supported on two $3" \times 3" \times \frac{3}{8}"$ angle struts which are carried from the cast sill to the underside of the floor beam above. An entrance framing of 14 Ga. steel bucks and soffit (with contour to suit the thickness of wall and architectural requirements) is, factory welded to form a unit construction. This frame is fastened to the sill and to the $3/16$ " header with suitable 12 Ga. clips. Each buck is also provided with two 18 Ga. corrugated steel masonry anchors $2\frac{1}{2}"$ wide by 9" long, adjustable as to height for engagement with the surrounding tile or brick wall.

A 14 Ga. steel hanger cover plate is provided approximately the width of the opening and 14 Ga. steel fascia may also be provided between the top of the $3/16$ " header and the entrance sill on the floor above.

For sliding doors, the doors overlap the bucks $\frac{3}{4}"$ and on two speed doors, the slow and the fast door overlap $\frac{3}{4}"$. The clearance between the buck and the door is $\frac{1}{4}"$ and on two speed doors between the slow and the fast door $\frac{1}{4}"$. At the meeting point of center opening doors, the neoprene astragals overlap, but the steel door edges clear by $\frac{1}{8}"$.

Vertically, the doors clear the sill by $\frac{1}{4}"$ and overlap the soffit by $\frac{3}{4}"$.

The swing door frame consists of a cast iron "anti-slip" sill with a suitable cutout for the #20 Rixson hinge closer where required, and 14 Ga. steel bucks and soffit, factory welded to form a unit frame construction. The soffit is re-enforced with a 12 Ga. "Z" shaped re-enforcement for the Rixson pivot. The buck is re-enforced at the lock side for the interlock with a $3/16$ " steel plate. The frame is fastened to the cast iron sill with 12 Ga. steel clips and each buck is equipped with three 18 Ga. corrugated steel masonry anchors $2\frac{1}{2}"$ wide $\times$ 9" long at adjustable heights for engagement with the surrounding tile or brick wall. The width and contour of the buck and soffit will vary with the thickness of the wall and the architectural requirements.

The swing door is set within $\frac{1}{2}"$ of the sill line on the hoistway side. Minimum clearances are $3/32"$ at the hinge and the lock side, $\frac{1}{4}"$ at the sill, and $1/16"$ at the soffit.

Inspection and Test

These doors were inspected at Harrison, N. J. on August 30, 1949, and subjected to a 3 hour fire and hose stream test at Protexol Testing Laboratory, Kenilworth, N. J. on September 9, 1949. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test, D. J. Hagerty and H. J. Keays of the N. Y. State Board of Standards and Appeals, J. G. Channing, S. J. Anderson, P. Karmel and others representing the Otis Elevator Company. The test was conducted by R. C. Bastress, F. A. Hartman of the Laboratory. A full report of the test report #187, dated September 9, 1949 is a part of this record.

Recommendation

On the basis of the opening protective assembly meeting the test requirements and on the basis of the foregoing data, the Committee recommends the approval of the Otis Hollow Metal Swing and Slide Doors, as made by the Otis Elevator Company, New York City, when constructed without insulation for use as an opening protective assembly under C26-663.0,b with insulation as provided as an opening protective assembly under C26-663.0,b and for use in corridors required as a means of egress under C26-610.0,e. In all cases the doors should be constructed of sizes and specifications contained herein.

Larger sizes of these opening protective assemblies may be permitted in accordance with the permissive provisions as provided in C26-610.0,a, Administrative Building Code.

It is further recommended that all opening protective assemblies manufactured, inspected and labelled under this approval shall comply with the Rules of the Board for the Inspection of Opening Protective Assemblies.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

505-49-SA

APPLICANT—Byron-Jackson Company, owner.

SUBJECT—Byron-Jackson Company's Deep Well Type Stripping Pump—Model 10-LS-2-K.

APPEARANCES—J. G. L. Molloy.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

MINUTES

THE RESOLUTION (505-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 17, 1949

Cal. 505-49-SA.

Subject: Bryon-Jackson Company's Deep Well Type Stripping Pump—Model 10-LS-2K, approval of.

The Byron-Jackson Company filed June 23, 1949 with the Board of Standards and Appeals, an application for approval of the Byron-Jackson Company Deep Well Type of Stripping Pump, Model 10-LS-2K for fuel oil and gasoline under the provisions of C19-47-C19-69 of the Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Pumps for removing oil or gasoline from tanks or barges.

Description

These pumps are 12 inch diameter, three stage self-priming vertical centrifugal pumps direct coupled to Louis Allio 30 HP Group D explosion proof, Underwriters Approved Motors.

The nominal capacity of pumps is 1000 gal. per minute, 100 ft. head, 1765 R.P.M. The outer column of pump is standard pipe; the inner column wrought iron; nozzle head is fabricated steel. The head shaft is carbon rolled steel. The cases are cast iron. The impellers, bearing cage rings, stuffing box and sand cap are of bronze. The shaft is 11-13 chrome steel, studs and nuts SAE 1020, lock washer spring steel, the packing is mechanical seal. At no point in pump is there a rubbing contact between iron and steel or steel with steel. No static charge can be built up as entire pump is grounded.

Inspection and Test

This pump was inspected and tested at the East Chicago, Indiana City Service Storage Plant and at Shell Oil Company plant at 420 Oakland Street, Brooklyn, and was found to operate as designed. Present at the test were Commissioner Charles M. Blum, Chief Engineer L. V. Huber of the Committee on Test and Howard Judson and H. A. Schrader, representing the applicant and Douglas Di Keyser.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Byron-Jackson Company Deep Well type of Stripping pump, Model 10 L-S, 2K for use in New York City for pumping oil and gasoline from barges or tanks when installed and operated in accordance with the requirements of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals, provided the pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 505-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance, in accordance with the above report.

Adjourned: 1:40 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

715-49-A

APPLICANT—John J. Sheridan, for Century Federal Savings, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—441 Lexington avenue, northeast corner of East 44th street (1st floor); (Block 1299, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Sheridan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (715-49-A)

WHEREAS, John J. Sheridan for Century Federal Savings, owner, filed August 25, 1949, an appeal from a decision of the borough superintendent affecting premises 441 Lexington avenue, northeast corner of East 44th street (1st floor); (Block 1299, Lot 22); Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent acting on Alt. Applic. 476-49, dated August 9, 1949, reads:

"4. Marquee not permitted. Section 2.4.1.4.8 B. C." and

WHEREAS, the applicant states the building is 20 stories, 160 ft. in height; 80 ft. by 75 ft. in area at typical floor, 100 ft. by 75 ft. in area at street floor, of Class 1 construction, located in a business use, B area, Class 2 height district; erected in 1924 and used and occupied since April, 1925 as follows: cellar, air conditioning and storage; basement, filing department and locker rooms; 1st floor, bank, 15 persons; 2nd floor, same, 20 persons; mezzanine, same, 10 persons; 3rd floor, same, 17 persons; 4th to 12th floors, offices, 28 persons per floor; 13th to 20th floors, offices, 21 persons per floor; penthouse, 15 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system and one source sprinkler system throughout; and

WHEREAS, the applicant contends that the building which was erected in 1925 is owned by the Century Federal Savings and Loan Association which formerly occupied the 2nd, 3rd and a portion of the 4th floors until 1941 when it was decided to take over the north half of the first floor; that the only entrance and exit used by both the bank and the tenants occupying the upper stories was the Lexington avenue entrance; that the owner now finds it necessary to take over the entire first floor and as the Lexington avenue entrance will be used exclusively by the bank, exits complying with the requirements of the Administrative Building Code will be provided on the East 44th street side; that the construction of the new entrance on East 44th street necessitates a dignified marble lobby and a properly emphasized entrance consistent with a 20 story office building on a site of this importance; that in order to satisfy the tenants with the change of entrance it is felt that the proposed illuminated marquee designating the Lexington avenue address, to be constructed on East 44th street, is an absolute necessity; and

WHEREAS, plan filed with this appeal indicates that it

MINUTES

is proposed to construct a marquee on the East 44th street side of the building, such marquee to be located 10 ft. above the sidewalk, to extend 4 ft. beyond the building line and to contain an illuminated fascia designating the house number of the building as 441 Lexington avenue; and

WHEREAS, C.O. 9432 issued April 7, 1925 upon completion of work under N.B. 310-24 permits the use of the building as follows: basement, storage; 1st floor, stores; 2nd to pent-house stories, offices.

Resolved, that the decision of the borough superintendent dated August 9, 1949 acting on Alt. Applic. 476-49 be and it hereby is affirmed and the appeal be and it hereby is denied.

542-49-A

APPLICANT—Irving Kirshenblit, for Rose Rivkin, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—444 Belmont avenue, south side, 56 ft. east of Vermont street (Block 3757, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kirshenblit.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

633-49-A

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corporation, owner, (Roman Furniture Company, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

634-49-A

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corporation, owner (Roman Furniture Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

636-49-A

APPLICANT—Lama, Proskauer and Prober, for Service Paper Box Co. Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1713-1717 8th avenue, east side, 60 ft. 2 in. north of 18th street (Block 876, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

713-45-A—Vol. II

APPLICANT—Walter Monroe Cory, for 56 East 52nd Street Corp., owner (L. W. Frohlich and Co., Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—56 East 52nd street, south side, 75 ft. west of Park avenue (Block 1287, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Walter Monroe Cory.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. 2, to consider amendment.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

1007-48-A

APPLICANT—Irrera and Luongo, for Rebecca Nassofer, owner.

SUBJECT—Application for consideration—reopening and rehearing—new proposal—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera, Vincent D. Luongo and Irving Nassofer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. 2 subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

402-41-A—Vol. II

APPLICANT—William Farrell, for Retta Pragnell, owner.

SUBJECT—Application reopened July 22, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

MINUTES

PREMISES AFFECTED—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

APPEARANCES—

For Applicant: William Farrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 2 P.M.

539-47-A

APPLICANT—Good and Kent, for H. C. Bohack Co., Inc., owner.

SUBJECT—Application reopened and restored to Docket September 28, 1948—re Appeal from an order of the fire commissioner (previously dismissed for lack of prosecution).

PREMISES AFFECTED—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to December 6, 1949 at 2 P.M. at the request of the applicant's representative.

415-49-A

APPLICANT—2632 Broadway Corporation, owner (Midway Res. Hotel, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome S. Moshman.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to November 29, 1949 at 2 P.M. at the request of the applicant to await report from the Department of Housing and Buildings.

ZONING APPLICATIONS

99-33-BZ

APPLICANT—Harry A. Yarish, for Melvin Bien, lessee, (Board of Transportation, City of New York, owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, for a term of years, the use and occupancy of a vacant plot of ground as an open air parking space, for more than five motor vehicles.

PREMISES AFFECTED—3068-3074 Ocean parkway, west side, 283 ft. 7 in. north of Sea Breeze avenue (Block 7282, part of Lots 57 and 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (99-33-BZ)

WHEREAS, this application under the zoning resolution, permitting in a business and residence use district, the use and occupancy of a vacant plot of ground as an open-air parking space for more than five motor vehicles, affecting premises 3068-3074 Ocean parkway, west side, 283 ft. 7 in. north of Sea Breeze avenue (Block 7282, part of Lots 57 and 60), Borough of Brooklyn, was granted by the Board July 11, 1933, on certain conditions; and

WHEREAS, the resolution was amended June 11, 1935 and October 18, 1938; and

WHEREAS, the term of variance was extended October 5, 1943 and November 18, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 11, 1933 as amended through November 18, 1947 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution . . . and that other than as herein amended, the requirements of the resolution as last amended November 18, 1947 shall be complied with and that a certificate of occupancy shall be obtained (Alt. 3664-47)."

222-34-BZ

APPLICANT—Stanley H. Klein, for Keva Skodnick, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—254-02 Hillside avenue, southeast corner of Little Neck parkway (Block 4523, Lot 51), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (222-34-BZ)

WHEREAS, this application under the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for a term of ten (10) years, affecting premises 254-02 Hillside avenue, southeast corner of Little Neck parkway (Block 4523, Lot 51), Floral Park, Borough of Queens, was granted by the Board, on June 25, 1935, on certain conditions; and

WHEREAS, the resolution was amended and plans approved March 15, 1938 and the resolution was further amended on January 4, 1939; and

WHEREAS, the term of variance was extended February 17, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 15, 1938 as amended by resolutions adopted January 4, 1939 and February 17, 1948 as to extension of the term by adding thereto:

"that in the event the business building is erected on the adjoining lot along Hillside avenue, the lot line wall

MINUTES

hereinbefore required may be omitted for the depth of the proposed adjoining business building provided the wall of the proposed business building is treated with a cement paint to its full height and that there shall also be erected along such wall a curbing to prevent seepage of water below grade, substantially as indicated on revised plan marked 'Received November 15, 1949,' (one sheet), *on condition* that the requirements of the resolution adopted March 15, 1938 and *amended* January 4, 1939 shall be complied with in all other respects including the requirements for curbing and planting along such wall (Plan No. 1149-34)."

856-42-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Fatato, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c, 7f and 7i of the zoning resolution, permitting in a business use district, the extension of present garage for the parking and storage of more than five motor vehicles, storage of beer and for repair shop for owner's use (previously granted by the Board).

PREMISES AFFECTED—298-318 2nd street and 303-311 4th avenue, southeast corner (Block 974, Lots 6, 12, 15 and 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (856-42-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district for a term of ten years, the conversion of occupancy of part of an existing building for the storage of more than five motor vehicles (trucks to be used in conjunction with the business, beer delivery, conducted on the premises); affecting premises 298-318 Second street, south side, 105 ft. 6 in. east of Fourth avenue (Block 974, Lots 6, 12, 15 and 17), Borough of Brooklyn, was granted by the Board May 18, 1943, on certain conditions; and

WHEREAS, the resolution was amended September 24, 1946; and

WHEREAS, time was extended to obtain permits and complete the work October 21, 1947 and October 26, 1948; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 18, 1943 as *amended* through October 26, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

223-46-BZ

APPLICANT—Irrera and Luongo, for Fred C. and Augusta Dick, owners (Steinway Lumber Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws (reopened October 4, 1949—dismissed for lack of prosecution, November 1, 1949).

PREMISES AFFECTED—40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (223-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district the use of power driven saws, affecting premises 40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens was granted by the Board June 17, 1947, on certain conditions; and

WHEREAS, on October 4, 1949, the Board reopened this application and set it for a hearing November 1, 1949, at 10 A.M. waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin; and

WHEREAS, the Board dismissed the application for lack of prosecution November 1, 1949; and

WHEREAS, the decision of the borough superintendent, dated October 31, 1949, acting on Alt. Applic. 964-45, reads:

"1. Request for extension of C.O. Q46148, dated 3/31/48 denied as A964-45 was approved by Bd. of St. & A. until June 1949. Any further extension requires approval of Board of St. and A."

and

WHEREAS, the applicant requested the Board to reopen the application and extend the term of variance; and

WHEREAS, the applicant did not receive notice in accordance with the instruction of the Board adopted October 4, 1949 which set the application for hearing November 1, 1949 and appeared on November 15, 1949 in view of the additional notice.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 17, 1949 only in so far as it has reference to the term of the variance, so that as *amended*, this portion of the resolution shall read:

"*Granted* under section 7e for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the requirements of the resolution of July 17, 1949 shall be complied with and that a certificate of occupancy shall be obtained."

247-47-BZ

APPLICANT—Richard Shutkind, for Consolidated Syrup Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—1745 West Farms road, southwest corner of East 174th street (Block 3015, Lot 25), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Richard Shutkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application to reopen and extend time.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

THE RESOLUTION (247-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in business and unrestricted use districts, the erection and maintenance of a garage for more than five (5) motor vehicles affecting premises 1745 West Farms road, southwest corner of East 174th street (Block 3015, Lot 25), Borough of The Bronx, was granted by the Board November 12, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 9, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 12, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved under date of October 25, 1949, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N. B. 68-47)."

561-47-BZ

APPLICANT—Max Horn, for William Hassett, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to rearrangement of lots and buildings—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a retail use, D area district, the extension to an existing factory building to be used as a factory, motor vehicle repair shop and gasoline service station, using more than the permitted area.

PREMISES AFFECTED — 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107 and 116), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

THE RESOLUTION (561-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a retail use, D area district, the extension to an existing factory building to be used as a factory and motor vehicle repair shop using more than the area permitted, affecting premises 127-08 to 128-18 Merrick boulevard, northwest corner of 129th avenue (Block 12528, Lots 105, 107, and 116), Springfield Gardens, Borough of Queens was granted by the Board February 17, 1948, on certain conditions; and

WHEREAS, time was extended to obtain permits and complete the work September 13, 1949; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant under date of October 25, 1949 requested amendment of the resolution as adopted February 17, 1948 so that reapportionment of the plot can be made to place the existing building and the extension of the building on separate lots.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 17, 1948 as *amended* September 13, 1949 as to the extension of time to complete by adding thereto:

"... that in the event the owner desires to arrange the premises as two separate buildings on separate lots each with its own lawful enclosing walls as proposed and as indicated on revised plan marked 'Received October 25, 1949' such change may be permitted on condition that the new lot is properly recorded and proposed lot lines are so arranged that each building meets the requirements for the lot on which it will be located; that the requirements of the resolution as adopted February 17, 1948 shall be complied with in all other respects (Alt. 261-47)."

144-48-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Clara F. Ponzio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district.

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

THE RESOLUTION (144-48-BZ—Vol. II)

WHEREAS, this an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a restaurant (lunch wagon) using more than the permitted area, affecting premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan, was denied by the Board July 20, 1948; and

WHEREAS, this application under Sections 7c and 7A of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district was granted by the Board June 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 1, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 15-49)."

MINUTES

484-48-BZ

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy of an existing building, from dwelling to office use, in connection with existing wet wash laundry.

PREMISES AFFECTED—441-453 and 467-477 Prospect avenue, north side, 148 ft. 6 in. east of 8th avenue (Block 1113, Lots 61, 62 and 73-77 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Keating and Deputy Chief Guinea 3

Negative 0

Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (484-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing garage for ten motor vehicles to garage for more than five motor vehicles, using more than the area permitted and without the required rear yard, and the change of occupancy of existing dwelling to offices and storage, affecting premises 441-453 Prospect avenue and 467-477 Prospect avenue, north side, 148 ft. 6 in. east of 8th avenue (Prospect Park West), (Block 1113, Lots 61, 62, 73 to 77 inclusive), Borough of Brooklyn, was granted by the Board May 3, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 3, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

“... that in view of the statement by the applicant that plans have been filed with the borough superintendent, all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 3174-47).”

1118-48-BZ

APPLICANT—Goldwater and Flynn, for Goldboro Service Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy, from trucking terminal and storage garage, to storage, handling and distribution of food products, ice cream and ice.

PREMISES AFFECTED—607-609 East 13th street, north side, 113 ft. east of Avenue B (Block 396, Lots 55 and 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Louis R. Colman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (1118-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from trucking terminal and storage garage to storage, handling, and distribution of food products, ice cream and ice, affecting premises 607-609 East 13th street, north side, 113 ft. east of Avenue B (Block 396, Lots 55 and 56), Borough of Manhattan, was granted by the Board March 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 1, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

“... in view of the statement by the applicant that all permits have been obtained and plans approved, all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 2477-48).”

373-49-BZ

APPLICANT—Walker and Poor, for A.S.P.C.A. (owner under contract by option agreement), Jacob Rupert and W. and M. Estates, Inc., owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence and unrestricted use A, area district, for a term of years, the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted and the parking of more than five motor vehicles on the unbuilt upon portion of plot, in residence use district.

PREMISES AFFECTED—1765-1779 York avenue, west side, from East 92nd to East 93rd streets, 439-441 East 92nd street and 434-442 East 93rd street (Block 1572, Lots 21-30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert Homer Swanke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief

Guinee 4

Negative 0

THE RESOLUTION (373-49-BZ)

WHEREAS, this application under Section 7e of the zoning resolution, to permit in residence and unrestricted use, A arear districts, the erection and maintenance of a building to be used as an A.S.P.C.A. animal hospital, shelter, storage garage, dwelling and offices, using more than the area permitted, and to permit the parking of more than five motor vehicles on the unbuilt portion of the plot in a residence use district, affecting premises 1765 to 1779 York avenue, west side, between East 92nd and East 93rd streets, 439 to 441 East 92nd street and 434 to 442 East 93rd street (Block 1572, Lots 21 to 30, incl.), Borough of Manhattan, was granted by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the

MINUTES

resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 19, 1949 by adding thereto:

"... that the plans heretofore referred to as marked 'Received July 8, 1949,' seven sheets, may have substituted for them revised plans marked 'Received October 21, 1949,' six sheets, provided all requirements of the resolution as adopted July 19, 1949 shall be complied with whether shown on these plans or not; that all permits shall be obtained and all work completed *within* one (1) year from the date of this *amended* resolution (N.B. 62-49)."

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 22, 1949, as they appeared in Bulletin No. 13, Vol. 34, are hereby corrected to read as follows:

1064-47-BZ

APPLICANT—J. G. L. Molloy, for Rochambeau Holding Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and S. L. Sherwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1064-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, auto laundry and motor vehicle repair shop, affecting premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that Board of Standards and Appeals does hereby *amend* the resolution adopted July 20, 1948, by adding thereto:

"*Resolved*, further, that the accessory building may be arranged as proposed on revised plans, marked 'Received March 18, 1949' (4 sheets) in order to provide for two automatic greasing lifts, *on condition* that in all other respects the resolution adopted by the Board July 20, 1948 shall be complied with, including all requirements where not inconsistent with this amended resolution; *that signs shall be restricted to a permanent sign attached to the front facade of the accessory building and the illuminated globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting a sign erected on a post standard within the property lines for advertising only the brand of gasoline sold and permitting such sign to be illuminated and to extend beyond the building line for a distance of not over four (4) ft. and that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 5918-47).*"

Correction—The words inserted in italics, starting with line 21 of the resolution.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

A pamphlet titled Amendments to the New York City's Building Laws (cumulative to June 15, 1949), is now on sale at the City Record Office, 2213 Municipal Building, Manhattan, N. Y. 7. Price ONE DOLLAR, which includes postage.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DEC 19 1949

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No. 48

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—

Petition for Certiorari Order Served on the Board of Standards and Appeals.

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, November 22, 1949, Affecting Calendar Numbers 368-19-BZ—Vol. III, 249-29-BZ—Vol. II, 324-29-BZ—Vol. II, 151-37-BZ—Vol. II, 532-44-BZ, 172-49-BZ, 196-49-BZ, 380-49-BZ, 472-49-BZ, 569-49-BZ, 623-49-BZ, 683-49-BZ, 686-49-BZ, 71-35-BZ, 788-45-BZ—Vol. III, 789-46-BZ—Vol. II, 159-48-BZ—Vol. II, 410-48-BZ, 523-48-BZ, 315-49-BZ, 321-49-BZ, 365-49-BZ, 389-49-BZ, 434-49-BZ, 512-49-BZ, 610-49-BZ, 611-49-BZ, 684-49-A, 366-49-A, 71-49-A, 513-49-A, 552-49-A, 716-49-A, 320-49-SM, 577-49-SM and 652-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, November 22, 1949, Affecting Calendar Numbers 107-49-A, 583-49-A, 605-49-A, 721-49-A, 471-49-A, 1374-21-A—Vol. II, 1082-47-A, 536-49-A, 751-49-A, 91-45-BZ, 64-46-BZ, 927-47-BZ, 384-48-BZ, 564-48-BZ, 740-48-BZ, 464-49-BZ, 379-32-BZ, 1076-48-BZ—Vol. II, 233-36-BZ—Vol. II, 482-48-BZ, 761-48-BZ, 1018-48-BZ, 179-44-SM, 224-

PETITION FOR

CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 16, 1949, copy of petition and order of certiorari was served on the board by Joseph Tanenbaum, attorney for petitioner, Solomon Tanenbaum, owner, in re the board's denial of his appeal on October 11, 1949, from an order of the Fire Commissioner to install an approved wet automatic sprinkler system throughout the cellar; Cal. No. 43-48-A; premises 43-27 Bell Boulevard, 125.90 ft. north of Northern Boulevard, Bayside, Borough of Queens.

COURT DECISION

Matter of Sinclair Refining Co. v. Board of Standards and Appeals:—
On June 3, 1947, this matter was reopened as Volume II, for consideration of a new proposal.

On November 5, 1947, the Board denied application under sections 7c and 7i of the building zone resolution, to permit in a residence use district the reconstruction and extension to existing gasoline service station, auto laundry, lubritorium office and motor vehicle repair shop, because of the existing hospital buildings and grounds within 200 feet, being in contravention to Section 21A of the zoning resolution as determined by the court in the Webkan Matter vs. Board (Cal. No. 422-29-BZ, Vol II, premises 620-630 Amboy St., 1333 Linden Boulevard, and 605-609 East 98th Street, BROOKLYN.

Mr. Justice Murphy, at Special Term, Supreme Court, referred the matter back to the Board for further consideration, stating, in part, that he felt "the distinction and difference between the Webkan Case and the case at bar are real and substantial." (N.Y.L.J. September 29, 1948, page 620).

In an appeal to the Appellate Division by the Corporation Counsel, the action of Mr Justice Murphy at Special Term was unanimously affirmed with \$50. costs and disbursements. (N.Y.L.J. November 15, 1949, page 1237).

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

44-SM, 453-44-SM, 530-44-SM, 31-40-SM, 16-44-SM, 17-44-SM, 18-44-SM, 19-44-SM, 125-44-SM, 177-44-SM, 267-44-SM, 331-44-SM, 472-44-SA, 566-44-SM, 594-44-SA, and 738-44-SA.

Rules relating to Smoking in Factories, etc.

CALENDAR

DOCKET

New Cases Filed up to November 22, 1949

Cal. No. Dept. Premises Affected.

790-49-A—H.B.Q.—65-63 and 65-73 Grand avenue, northwest corner of Hamilton place and north side, 25 ft. west of Hamilton place (Block 2719, Lots 21 and 22), Maspeth, Borough of Queens, Alt. 926-49.

791-49-A—H.B.M.—494 10th avenue, east side, 52 ft. south of West 38th street and 456 West 38th street (2nd floor); (Block 735, Lot 72), Borough of Manhattan, Amendment to N.B. 137-49.

792-49-A—H.B.B.—5011-5013 Church avenue, north side, 82 ft. 9. in west of East 51st street (2nd floor); (Block 4676, Lot 40), Borough of Brooklyn, Alt. 83-49.

793-49-A—H.B.M.—173 Broadway and 2-8 Cortlandt street, northwest corner (2nd floor); (Block 63, Lot 21), Borough of Manhattan, Amendment to Alt. 1391-49.

794-49-BZ—H.B.B.—54-64 Kermit place and 64-76 East 8th street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn, N.B. 730-49.

795-49-BZ—H.B.B.—7512 5th avenue, west side, 86 ft. south of 75th street (Block 5941, Lot 44), Borough of Brooklyn, Alt. 1617-49.

796-49-BZ—H.B.Q.—93-22 Jamaica avenue, south side, 20.11 ft. east of Woodhaven boulevard (Block 8934, Lot 9), Woodhaven, Borough of Queens, Alt. 2691-49.

797-49-A—H.B.Bx.—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx, Amendment to Alt. 267-49.

798-49-BZ—H.B.B.—1609 Ditmas avenue, north side, 68 ft. 2½ in. east of East 16th street (Block 5180, Lot 49), Borough of Brooklyn, N.B. 1099-49.

799-49-SA—Erie Fleet Fueller with filter, Model 4012 and Erie Fleet Fueller, less filter, Model 4011, Appliance.

800-49-SM — Cassen Nylon Voile, manufactured by Henry Cassen, Material.

801-49-SA—Chrysler Airtemp Oil-fired Furnace, Models FLF-90A and A-103 and Stokol Stoker Oil-fired Furnace, Models OFA-22 and OFA-32, Appliance.

802-49-SM—Hope's Residence Holford Casement Window, Hope's Intermediate Casement Window and Hope's Austral Casement Window, manufactured by Hope's Windows, Inc., Material.

803-49-SM — Walthall Rock Wool Acoustical Blanket, Type A, manufactured by George R. Hall and Sons, Material.

804-49-SM—Sloan Drip Pocket and Vacuum Breaker Assembly, used with No. 118 Flush Valve, manufactured by Sloan Valve Co., Material.

805-49-SA—General Electric Automatic Washer, Model 1AW6CA, Appliance.

806-49-BZ—H.B.B.—171-181 Troy avenue and 1218 Prospect place, southeast corner (Block 1365, Lot 9), Borough of Brooklyn, N.B. 153-49.

807-49-SM—Ronsonol Lighter Fluid Tube, manufactured by Ronson Art Metal Works, Inc., Material.

808-49-SM—Ocean-lite (flooring material on wood or cement), manufactured by Insul-lite Corp., Material.

809-49-A—H.B.Bx. — 4199-4201 3rd avenue, west side, 61.88 ft. south of East Tremont avenue (Block 2924, Lot 23), Borough of The Bronx, Amendment to Alt. 723-49.

810-49-A—F.D.—72 Spring street, southeast corner of Crosby street (Block 482, Lot 16), Borough of Manhattan, Decision.

811-49-SA—Plibrico Portable Incinerator, Models 24, 36 and 48, Appliance.

812-49-A—H.B.B.—99 Gold street, southeast corner of Front street (sidewalk and 1st floor); (Block 56, Lot 3), Borough of Brooklyn, B.N. 1197-49.

813-49-BZ—H.B.B.—211-235 Avenue X and 2950-2966 86th street, northwest corner (Block 7167, Lot 94), Borough of Brooklyn, N.B. 1259-49.

Restored to Docket

1076-48-BZ—Vol. II—H.B.M.—190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan, Amendment to N.B. 163-47.

379-32-BZ—H.B.Bx.—1329 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx, Alt. 841-48.

1374-21-A—Vol. II—H.B.M.—278-280 9th avenue, east side, 66 ft. north of West 26th street (Block 750, Lot 5), Borough of Manhattan, B.N. 2307-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9

CALENDAR

Last Publication in Bulletin

Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct.	25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept.	6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov.	8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Nov.	29, 1949—Vol. 34, No. 48
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 29, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 29, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-48-BZ—Application of Irving M. Fenichel, on behalf of Dordian Realty Corporation, owner (Brighton Laundry Company, Incorporated, lessee), reopened July 22, 1949, for consideration as to amendment of resolution—Application, previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension to existing wet wash laundry; 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

568-49-A—2845 to 2885 (2863 Displayed) West 6th street, northeast corner of Sheepshead Bay road, (Block 7271, Lots 11 and 26), Borough of Brooklyn.

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

186-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Sehnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-38 to

66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

187-49-BZ—Application, March 14, 1949, under section 7f of the zoning resolution, of Frank V. Laspia, applicant, on behalf of Marie C. Burns, Marie E. Sehnieder and Theresa Tierney, owners, to permit in a business use district, the maintenance of existing non storage garage for more than five motor vehicles; premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

358-49-BZ—Application, May 10, 1949, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of James and Frank Gatti, owners, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted; premises 1406-1408 West 5th street, west side 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn.

609-49-BZ—Application, August 25, 1949, under sections 7f and 7A of the zoning resolution of A. H. Salkowitz, applicant, on behalf of Reliable Corporation, owner, to permit in a business use district, the reconstruction of existing gasoline service station, with a business entrance more than the permitted distance from the intersection; premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

544-44-BZ—Vol. III—Application of Siegel and Green, owner (Columbia Broadcasting System, Incorporated, applicants, on behalf of All States Holding Corporation, lessee), reopened September 20, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System in lieu of conversion to garage for more than five motor vehicles; premises 418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, Part of Lot 13), Borough of Manhattan.

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garge to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

193-49-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Robert L. Meruk, owner, reopened October 25, 1949, under sections 7e and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of existing building (stores) using more than the area permitted and to permit egress from stores through residence use portion of plot; premises 1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st street (Block 7558, Lots 35 and 76), Borough of Brooklyn.

194-49-A—Vol. II—1555-1567 Flatbush avenue, 2153-2155 Nostrand avenue, northeast corner and 744-750 East 31st

CALENDAR

street (Block 7558, Lots 35 and 76), Borough of Brooklyn (reopened October 25, 1949).

1125-23-BZ—Vol. II—Application of Henry Nordheim, applicant, on behalf of Chardan Garage, Inc., owner, reopened June 1, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five motor vehicles; premises 3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 11), Borough of The Bronx.

627-26-BZ—Vol. II — Application of Henry Nordheim, applicant, on behalf of Park Office Building Corp., owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

344-33-BZ—Vol. III — Application of Lama, Proskauer and Prober, applicants, on behalf of Nicholas Scandore, owner, reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts); premises 1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

602-47-BZ—Vol. III—Application of William A. Lacerenza, applicant, on behalf of Atlantic Warwick Corp., owner, (Novocol Chemical Manufacturing Co., lessee), reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee; premises 243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

794-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease); premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

325-49-BZ—Application, April 11, 1949, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant, on behalf of Paul Podell, owner, to permit in a residence use district, the erection and maintenance of a dwelling without the required side yard; premises 5214 Netherland avenue, east side, 103 ft. north of West 252nd street (Block 3424, Lot 11), Borough of The Bronx.

333-49-BZ—Application April 28, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Katherine Pivar, owner, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse; premises 86-29 112th street, east side, 229 ft. north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

506-49-BZ—Application June 7, 1949, under section 7f of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Anna L. Friedman, owner, to permit in

a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium and office (previously denied by the Board); premises 100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 and 14 and 60-62), Corona, Borough of Queens.

148-33-BZ—Vol. III — Application of Solomon Jochowitz, applicant, on behalf of Noviack Holding Corp., owner, reopened April 5, 1949, under sections 7h and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores; premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

1241-25-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corp., owner, reopened November 9, 1949, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry, on an existing gasoline selling station (previously granted by the Board); premises 5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

692-49-SA — Whirlpool Domestic Automatic Washing Machine, Models 81550, 81551, 81560 and 81561.

637-49-SM—Flexwood (wall covering).

967-47-SM—Douglas Fir Plyscord (plywood sheathing).

918-22-SA—Williams Oil-O-Matic Oil Burner, Model HP-3A (reopened September 13, 1949 to include Model A).

655-49-SA—Williams Oil-O-Matic Fifty-Ten Oil Burner.

735-30-SA—Petro Oil Burner, Model PCA (reopened October 11, 1949 to include additional model).

1043-40-SA—Duo-Therm Water Heater, Models 30, 40, 60 and 90 (reopened March 29, 1949 re additional models).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 29, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 29, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

586-49-A—Bed of Prentiss (proposed) avenue, 271 ft. north of proposed Miles avenue, Bungalow 7e, Edgewater Camp, (Block 5515, Part of Lot 1), Borough of The Bronx. (Under Section 35, General City Law, re bed of a mapped street).

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan. (reopened March 15, 1949).

681-49-A—100-116 Park avenue, west side, from East 40th street to East 41st street (Block 1275, Lots 27 and 43), Borough of Manhattan.

CALENDAR

711-49-A—47-08 Norton avenue, north side, 382.92 ft. east of Beach 49th street (Block 420, Lot 19), Edgemere, Borough of Queens.

731-49-A—84-21 Elmhurst avenue, north side, 149.89 ft. east of Broadway (Block 1518, Lot 76), Elmhurst, Borough of Queens.

299-44-A—Vol. II—356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx. (reopened October 18, 1949).

377-48-A—Vol. II—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue, 2nd floor, (Block 335, Lot 45), Borough of Brooklyn. (reopened October 25, 1949).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 6, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

627-49-BZ—Application, August 5, 1949, under sections 7e, 7f and 7i of the zoning resolution; of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 13/4 inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a

gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

687-49-BZ—Application, October 5, 1949, under sections 7c, 7i, 7e and 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Village Chevrolet Company, Incorporated, owner, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced; premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

172-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Ida Salzman, applicant and owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted; premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

686-49-BZ—Application, September 30, 1949, under section 7h of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Murray Hill Construction Corporation, owner, (Grand Service Station, Incorporated, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage); premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

752-29-BZ—Vol. III—Application of Paul Friedman, applicant on behalf of Nathan Frischling, owner, reopened October 25, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years, (previously granted by the Board the parking and storage of more than five motor vehicles); premises 8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

27-34-BZ—Vol. II—Application of Simeon Heller, applicant on behalf of Katherine Pivar, owner, reopened May 17, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, (previously denied by the Board under section 21), lubritorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen years; premises 72-02 57th avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

CALENDAR

220-44-BZ—Vol. III—Application of Imre Chairman, applicant, on behalf of Mario Mero, owner, reopened October 26, 1948, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owners' cars within building (previously granted by the Board) to a five car non-storage garage in basement and repair shop on first floor and warehouse on second to fourth floors, fifth floor to be vacant; premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

371-49-A—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

598-49-BZ—Application, August 12, 1949, under section 7d of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Nunick Realty Company, owner (Harry Locker, lessee), to permit in a residence use district, the erection and maintenance of a Class B multiple dwelling to be used as a hotel; premises 125 Beach 128th street and 120 Beach 129th street, north side of Ocean front from Beach 128th street to Beach 129th street (Block 768, Lot 41), Belle Harbor, Borough of Queens.

739-49-BZ—Application, October 19, 1949, under sections 7e and 7A of the zoning resolution of Joseph B. Klein, applicant, on behalf of Abraham Weisinger and Noreen Weisinger, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection; premises 232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

747-49-BZ—Application, October 17, 1949, under section 7e of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Greenwich Associates, owner, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of Class 3 multiple dwelling; premises 156-166 Bleeker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

425-49-SA—Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M, GB-P200N.

741-48-SA—Majestic 140° Petroleum Solvent Cleaning Unit.

148-49-SA—Brule Gas Fired Incinerator—Model M-1.

1140-48-SA—Hupp Console Cup Cold Drink Machine.

351-49-SM—Steel—Strong Post; 3½" Diameter—11 gauge.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 6, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

713-49-A—2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (1st floor); (Block 269, Lot 10), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens, (reopened September 28, 1948).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

751-49-A—37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens.

665-49-A—1514-1530 Broadway, northeast corner of West 44th street, (Block 997, Lots 1, 6, 54 and 57), Borough of Manhattan.

712-49-A—271-04 78th avenue, southeast corner of Langdale street, (Block 8688, Lot 35), Bellerose, Borough of Queens.

738-49-A—141 East 44th street, north side, 75 ft. east of Lexington avenue, (Block 1299, Lot 43), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 13, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

665-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant on behalf of Georgian Estates, Inc., owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticino, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

379-32-BZ—Application of Julius Bleich, applicant, on behalf of Estate of Louise R. Burbank, owner (Frank Galasso, lessee), reopened November 22, 1949, for con-

CALENDAR

sideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop; premises 1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx.

382-46-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Brookshire Realty Corporation, owner, reopened October 4, 1949, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, sale of accessories and office for a term of fifteen years (previously granted by the Board for a term of years as auto showroom, repairs and servicing of cars and one gasoline pump); premises 74-02 to 74-16 Queens boulevard, south side, 199 ft. west of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens.

196-49-BZ—Application, March 18, 1949, under sections 7f, 7i and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

233-49-BZ—Application, March 29, 1949, under section 21 of the zoning resolution, of Sellig and Finkelstein, applicants on behalf of Ruby Tomber Ain, owner, to permit in a residence use, D 1 area district, the erection of an accessory garage without the required set-back; premises 2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

701-49-BZ—Application, September 28, 1949, under section 21 of the zoning resolution, of Charles B. Meyers, applicant, on behalf of Congregation Rodeph Sholom, owner, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard; premises 7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

702-49-A—7-21 West 83rd street, north side, 150 ft. west of Central Park West, (5th floor, main roof and pent-house), (Block 1197, Lot 20), Borough of Manhattan.

727-49-BZ—Application, October 17, 1949, under sections 7f and 7h of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of the plot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

728-49-BZ—Application, October 18, 1949, under sections 7f and 7i of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Parland Realty Corporation, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 114-10 Farmers boulevard, west side, block bounded by south side Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens.

736-49-BZ—Application, October 11, 1949, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Bernard Plains Corporation, owner, to permit in a business use, C area district, the extension

to existing building (stores) using more than the area permitted; premises 2151-2159 White Plains road, west side, 112 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx.

737-49-BZ—Application, October 11, 1949, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Rian Builders, Incorporated, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 1967-1973 Westchester avenue, north side, 200 ft. west of Pugsley avenue (Block 3930, Lot 64), Borough of The Bronx.

746-49-BZ—Application, October 15, 1949, under sections 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Carolyn Z. Koch, owner, (Koch Service Company, lessee), to permit in a business use district, the change in occupancy from car salesroom, five car garage and stores, to motor vehicle repair shop, five car garage and stores; premises 4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Georgian Estates, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

656-49-SA—Hercules 140° F. Unit (to process clothes in dry cleaning).

348-47-SM—Fibrespray (Sprayed Asbestos) Sound and Thermal Insulation.

447-49-SM—Williamsburg Patent 1½ Hour Test Hollow Metal Door.

508-49-SM—J. H. Thorpe & Co., Inc. Nylon Taffeta—Pattern No. 71031.

507-49-SM—J. H. Thorpe & Co., Inc. Nylon Damask—Pattern No. 15174.

550-49-SM — New Doevel Cotton Velour Fabric and Velleda Cotton Fabric, Flameproofed.

1105-48-SA—ABC Oil Burner, Model 52A — Reopened July 19, 1949 re amendment of resolution the marketing under name of Kleen-Heat Oil Burners, Model 77A, and to be marketed by Kleen Heet, Incorporated; also the Norge Oil Burner, Model COB-12, to be sold by the Norge Heat Division of the Borg-Warner Corporation and the Burnham Oil Burner Model 52-A by the Burnham Corporation, Boiler Division, Irvington, New York.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-49-A—5286 Sycamore avenue, east side, 158.30 ft. south of West 254th street (Block 3424, Lot 392), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Sycamore avenue).

CALENDAR

327-49-A—625 West 252nd street, west side, 225.15 ft. east of Independence avenue (Block 3424, Lot 159), Borough of The Bronx, (under section 35, General City Law re bed of mapped street—Blackstone avenue).

593-49-A—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

735-49-A—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 11434, Lot 28, Blocks 11435, 11436, Lots 14, Block 11437, Lot 47, Block 11447, Lot 18, Block 11448, Lot 9, Blocks 11449, 11450, 11451, 11467, 11468, Lot 1), Ozone Park, Borough of Queens, (under section 35, General City Law—re bed of mapped streets—86th to 90th streets and 153rd and 155th avenues).

917-48-A—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Building Nos. 6 and 7); (Blocks 3243, 3244 and 3245, Lots None), South Beach, Borough of Richmond — South Beach Houses (under section 36, General City Law—re buildings not fronting on legal streets).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner. (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

623-49-BZ—Application, August 5, 1949, under sections 9A and 21 of the zoning resolution, of Theron R. Gallo-way, applicant, on behalf of Consolidated Edison Company of New York, Incorporated, owner, to permit in an unrestricted use, A area and class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport; premises east side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, Part of Lot 1), Astoria, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw, applicants, on behalf of South Brooklyn Railway Company, owner, reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five

motor vehicles); premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lama, Proskauer & Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board a garage for more than five cars); premises 1935-1939 Coney Island Avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 1949.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 9, 1949, were approved, as printed in the Bulletin of November 15, 1949, Vol. 34, No. 46.

ZONING APPLICATIONS

368-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 1935 Coney Island Avenue Realty Corp., owner.

SUBJECT—Application (re decision of the borough superintendent) reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board for garage for more than five cars).

PREMISES AFFECTED—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Sidney Noveck, Philip Augwacks and Irving Rader.

For Opposition: Herman Ouberg, Susan Gottshall, Metta B. Phillips-Duncan, Florence Keltner, Clara Gottshall, Martin Mulderrig, John J. Burns and John H. Duncan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision by the Board, without further argument.

249-29-BZ—Vol. II

APPLICANT—Gustave Goldman, for Rose Firestone, owner.

SUBJECT—Application (re decision of the borough superintendent) reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of an existing building, the extension in area of an existing gasoline service station (previously granted by the Board) and the addition of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and Hal Gill.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision by the Board, without further argument.

324-29-BZ—Vol. II

APPLICANT—George P. Ames, for May R. Hamilton, owner (Joseph C. Gessner, lessee).

SUBJECT—Application (re decision of the borough superintendent) reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories.

PREMISES AFFECTED—231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames, Joseph C. Gessner, John A. Bense and Alfred H. Gessner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for further consideration and decision; applicant to file revised plans.

151-37-BZ—Vol. II

APPLICANT—Shirley and De Shaw, for South Brooklyn Railroad Co., owner.

SUBJECT—Application (re decision of the borough superintendent) reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted on condition by the Board for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: William R. Shirley.

For Opposition: Mary McCann and Loretta J. Hartmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., at request of applicant.

532-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Roslyn B. Frey, owner.

SUBJECT—Application (re decision of the borough superintendent) reopened July 13, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton street, west side, 464 ft. south of Amboy road (Block 7900, Lot 37), Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and Roslyn B. Frey.

For Opposition: Karl A. Sieger and James A. Roche.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over for inspection by a committee of the Board; date to be determined after inspection.

MINUTES

172-49-BZ

APPLICANT—Ida Salzman, owner.

SUBJECT—Application (re decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted.

PREMISES AFFECTED—70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Salzman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for applicant to correct plans. The premises were changed to a G zone on September 25, 1941.

196-49-BZ

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor-vehicle repair shop and office.

PREMISES AFFECTED—1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar, new date to be set.

380-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Elizabeth Raff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner (Block 3258, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John F. Fitzsimons and George H. Westhall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949, at 10 A.M., for applicant to file new affidavit of ownership and notify property owners in accordance with regular procedure.

472-49-BZ

APPLICANT—Emil Koeppel and Son, for Philip Vintinquo, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the extension of basement story in rear of existing building now occupied as a restaurant in basement and first floor.

PREMISES AFFECTED—41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Opposition: Samuel B. Seidel, Rosanne Schaffer, Alexander Roth, H. Van Bordmann, Emma C. Gerdes, Cieto Fiorini and Martha C. MacKenzie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 10 A.M., for inspection and decision by the Board.

569-49-BZ

APPLICANT—Stanley H. Klein, for Louise K. Wein, Alfred L. Heil, Marion J. Goss, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district.

PREMISES AFFECTED—241-15 Merrick boulevard, north side, 158.78 ft. east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein and Paul R. Silverstein.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., for further consideration; applicant to file revised plans.

623-49-BZ

APPLICANT—Theron R. Galloway, for Consolidated Edison Co. of N. Y., Inc., owner.

SUBJECT—Application (decision of the commissioner of marine and aviation) under sections 9A and 21 of the zoning resolution, to permit in an unrestricted use, A area and Class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport.

PREMISES AFFECTED—East side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, part of Lot 1), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Theron R. Galloway and G. R. Milne.

For Opposition: Hugh Quinn, Thomas A. Duffy, Stephen Burke, James Fasanello, Richard E. Sietmier, Emanuel Varakanis, W. M. Kunler and others.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for applicant to consult Department of Marine and Aviation, as to Section 9, Sub-section g, to determine whether this sub-section is cancelled or still stands, in view of wording of amended Section 9A, first paragraph.

683-49-BZ

APPLICANT—Paul Friedman, for Newstrand Realty Corp., owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-2015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Morris Kavy.

For Opposition: Hyman Herman, Jack Helman, Mrs. Sarah Boxer, Oscar S. Weinstein, Rose F. Levinson, Augusta E. Flagg, Jane Farry, Francis X. McCormack, William T. Finnerty, Patrick J. Cooney and Guiseppe Cincetta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 24, 1950 at 10 A.M., for further consideration; applicant to file revised plans.

686-49-BZ

APPLICANT—Lama, Prosakuer and Prober, for Murray Hill Construction Corp., owner (Grand Service Station, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and storage.

PREMISES AFFECTED—27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29, 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael B. Grosso.

For Opposition: John P. Fox and Frances Cymberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949 at 10 A.M., at request of objector's representative.

71-35-BZ

APPLICANT—John Krupski, owner.

SUBJECT—Application reopened November 1, 1949, for consideration as to extension of term of variance (decision of the borough superintendent—re Application previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for the storage of one commercial truck.

PREMISES AFFECTED—147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Czeslaw J. Regula.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (71-35-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, for a term of two years the maintenance of a garage for the storage of one commercial truck affecting premises 147-15 Brinkerhoff avenue, north side, 100 ft. east of Liverpool street (Block 2725, Lots 412 and 414), Jamaica, Borough of Queens, was granted by the Board on May 28, 1935, on certain conditions; and

WHEREAS, the term of variance was extended on January 23, 1940, February 24, 1942 and May 29, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance which had expired by time limitation; and

WHEREAS, this case was reopened on November 1, 1949 and set for hearing on November 22, 1949, at 10 A. M.; and

WHEREAS, a public hearing was held on this application on November 22, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 31, 1949, acting on Misc. Applic. 1238-40, reads:

"1. The approval of Cal. 71-35-BZ has expired—obtain extension of approval from the Board of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 28, 1935, so that as amended this resolution shall read:

"*Granted* under section 7c for a term of two (2) years from the date of this *amended* resolution. . . . and that other than as herein *amended* the conditions of the resolution of May 28, 1935, shall be complied with and that a new certificate of occupancy shall be obtained (Misc. Applic. 1238-40)."

788-45-BZ—Vol. III

APPLICANT—Paul Friedman, for Herbert H. Pensig, Nat Patterson, Mrs. Charles Bender and Samuel Pensig owners (Jamaica Parking and Realty Corp., lessee).

SUBJECT—Application reopened October 11, 1949 (re decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of present occupancy of parking and storage of more than five motor vehicles from retail use district portion of premises into the residence use district portion of the premises, for a term of two (2) years.

PREMISES AFFECTED—89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Office of Borough President.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (788-45-BZ—Vol. III)

WHEREAS, Paul Friedman, for Herbert H. Pensig, Nat Patterson, Mrs. Charles Bender and Samuel Pensig, owners; Jamaica Parking and Realty Corp., lessee, filed September 20, 1949, an application under section 7h of the zoning resolution, to permit the extension of present occupancy of parking and storage of more than five motor vehicles from the retail use district portion of the premises into the resi-

MINUTES

dence use portion of the premises, for a term of two (2) years, affecting premises 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens; and

WHEREAS, this case was reopened on October 11, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on November 22, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Parsons boulevard is in a retail use, C and B area and Class 1½ height district; 89th avenue and the site are in residence and retail use, C and B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1949, re Alt. Applic. 1058-49, reads:

"1. Extending a parking lot into a residence use district is contrary to Art. 2, Sec. 3, B.Z.R." and

WHEREAS, the applicant states that the premises consist of a plot 209.84 ft. front by 225 ft., irregular, in depth, presently used for the parking and storage of more than five motor vehicles with incidental office on portion of premises located in retail use district, for which certificate of occupancy #54238-49 (Alt. 3375-48) has been issued; that it is proposed to extend the present use into the residence use district and into the portion of premises lying in the bed of the mapped street; and

WHEREAS, on March 5, 1946, the Board granted an application under Vol. I, under section 7c, to permit in residence and retail use districts, a driveway as proposed across the more restricted district and the erection of a five-car garage in the more restricted district, on condition that the parking of cars on the premises shall be only as proposed for an undertaker's establishment which has now been removed from the site; and

WHEREAS, the applicant contends that the residence use portion of plot has no access to the street except through the portion zoned for retail use; that a grant of this application will benefit the neighborhood which is in great need of off-street parking and storage facilities; that a grant of the application would not adversely affect the neighborhood, since the major portion of the premises may be used for the parking and storage of more than five motor vehicles without a grant and since it is proposed to construct, along the northerly lot line of the residence use portion of the plot, a woven wire fence and grass and shrubbery, to screen the parking lot use from the rear of the existing dwellings fronting on 89th avenue; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, to permit the premises within the residence use district to be occupied for the parking and storage of motor vehicles as shown on plans filed with this application marked "Received September 20, 1949," three sheets, in conjunction with the balance of the plot for which C.O. 54238-49 has been issued by the Department of Housing and Buildings *on condition* that the portion of the plot within the residence use district shall be subject to similar requirements as the portion in the retail use district; that in all other respects the premises shall be maintained in accordance with the requirements of all laws, rules and regulations applicable thereto other than as modified this day under Cal. 716-49-A.

789-46-BZ—Vol. II

APPLICANT—Henry Nordheim, for Galluccio and Herscher, owners.

SUBJECT—Application reopened April 12, 1949—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of seven neon electric signs on existing stores (previously granted by the Board, two illuminated signs).

PREMISES AFFECTED—2302-2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (789-46-BZ—Vol. II)

WHEREAS, Henry Nordheim, for Galluccio and Herscher, owners, filed March 29, 1949, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of seven (7) neon electric signs on existing stores (previously granted by Board, for two illuminated signs) affecting premises 2302 to 2314 Eastchester road and 1501 Astor avenue, northeast corner (Block 4393, Lot 1), Borough of The Bronx; and

WHEREAS, this case was reopened as Vol. II, on April 12, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on October 11, 1949, after due notice by publication in the Bulletin, and laid over to November 1, 1949, then to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps indicate Eastchester road is in a residence use, E area and Class 1 height district; Astor avenue and the site are in a residence use, E and E1 area and Class 1 and ½ height district; and

WHEREAS, the decisions of the borough superintendent dated March 8, 1949, acting on E. S. Applications 99 to 105 inclusive, read:

"1. Proposed sign, in a residence use district, is contrary to Article 2, Section 3 of the zoning resolution." and

WHEREAS, the applicant states that the premises consist of a plot 156.90 ft. front by 191.55 ft. irregular, on which is located a building 140 ft. front by 172 ft. in depth, one story 16 ft. in height, of Class 3 construction; that it is proposed to erect an illuminated sign over each existing store (seven) for which C.O. 2136-45 has been issued for stores and day nursery; and

WHEREAS, the applicant contends that on July 17, 1947, the use map was amended creating a local retail district at all four corners at Eastchester road and Mace avenue; that soon after this amendment a series of stores were erected and as these stores are only one block to the north, with neon signs to illuminate the area, the merchants in the stores at Astor avenue find themselves left in the dark with but only such light as can be arranged in their show windows; that it is very well known that lighting does draw trade and so the merchants at Mace avenue enjoy an advantage over those at Astor avenue, with the result that some tenants in the Astor avenue building are clamoring for a rent reduction due to the loss of business transferring to the stores at Mace avenue; that Eastchester road, cutting diagonally across the Bronx from Williamsbridge road to East 225th street at Bronxwood avenue and 100 ft. wide has considerable automobile traffic and to attract trade from this source good illumination is very important; that as these stores appear now they look like some small town country stores, attractive artistically but not commercially; and

MINUTES

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied* to permit additional illuminated signs.

159-48-BZ—Vol. II

APPLICANT—Robert T. Lyons, for A. A. Lexington, Inc., owner.

SUBJECT—Application reopened June 1, 1949 for consideration under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse (previously denied by the Board, for extension of garage use to first floor to storage warehouse).

PREMISES AFFECTED—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert T. Lyons.

For Opposition: Meyer Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (159-48-BZ—Vol. II)

WHEREAS, Robert T. Lyons, for A. A. Lexington, Inc., owner, filed May 18, 1949, an application under sections 7a and 7c of the zoning resolution, to permit in residence and business use districts, the extension of garage use to an existing storage warehouse (previously denied by the Board for extension of garage use to the first floor of the storage warehouse), affecting premises 202-212 West 89th street, south side, 80.6 in. east of Broadway (Block 1236, Lots 37, 42), Borough of Manhattan; and

WHEREAS, this case was reopened as Vol. II, on June 1, 1949; and

WHEREAS, a public hearing was held on this application on November 1, 1949, after due notice by publication in the Bulletin, and laid over to November 22, 1949, for inspection and decision by the Board, without further argument—applicant to furnish additional information and revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in business use, B area and Class 1½ height districts; West 89th street and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1949, acting on Alt. Applic. 462-49, reads:

"2. Extension of garage use in a Residence and Business use district is not permitted Art. II, Sections 3 and 4, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 144 ft. 6 in. front by 100 ft. 8½ in. in depth, on which is located a one-story garage, 19.5 ft. front by 102 ft. 4¾ in. in depth (irregular) and a storage warehouse 125 ft. front by 50 ft. in depth, 5 stories and basement 34 ft. in height, of Class 3 construction; certificate of occupancy 3432/21 has been issued for garage and auto repair shop on lot 42 and part of lot 37; that it is proposed to reduce

the height of the building from 78 ft. 8 in., the present height, to 73 ft. 8 in., thus keeping it within the now permitted zoning height on a 60 ft. street; and

WHEREAS, the applicant states that it is proposed to remove all the present wood floor beams, columns, girders, etc. and reinstall steel girders, fireproof arch work, new fireproof stairway and enclosure, new exterior steel stairway and new elevators, making the structure completely Class I fireproof throughout in accordance with the Code; and

WHEREAS, the applicant contends that the proposed fireproof garage is an answer to the garage problem, providing more garage space in this area; and

WHEREAS, this proposal is materially different as to construction, from the former proposal, denied June 15, 1948, under Volume I; and

WHEREAS, the applicant states that the present storage warehouse proposed to be altered to a garage will have a capacity of 120 motor vehicles not including rear one story garage not proposed to be connected to the front building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof, to permit extension of garage use, substantially as proposed and as indicated on revised plans marked "Received November 10, 1949," 2 sheets, *on condition* that the building shall be structurally altered as proposed and as shown on such revised plans; that the construction shall be Class I throughout with no connections to the existing one story garage at the west and south; that such one story garage shall be operated as a separate unit according to certificate of occupancy 3432, and shall be remodeled so as to restore the piers to the south the cutting away of which has created a dangerous condition; that the opening for cars through to 88th street shall be bricked up as proposed and as shown on such revised plans leaving only an exit door approximately 3 ft. in width; that the existing storage warehouse building proposed to be changed into a garage shall be arranged and with elevators located as indicated on such revised plans; that there shall be not over two openings to 89th street as indicated, with curb cuts opposite not exceeding 20 ft. in width each; that only motor vehicles of the pleasure car type shall be so stored; that if any gasoline storage system is installed within the building such service system shall be for servicing the cars stored within the building only and no gasoline shall be sold to passing motor vehicles; that no repairing of motor vehicles shall be carried on; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto that such portable fire fighting appliance shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

410-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Paul Paulson, owner.

SUBJECT — Application reopened November 1, 1949 for consideration as to amendment of resolution as to increase in size of accessory building, (decision of the borough superintendent), re Application previously granted on condition under section 7e of the zoning resolution, permitting in a local retail use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office.

MINUTES

PREMISES AFFECTED—67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (410-48-BZ)

WHEREAS, this application under section 7e to permit the erection and maintenance of a gasoline service station for a term of ten years, with minor repairs to be by hand tools only, affecting premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens, was granted by the Board on October 26, 1948, on certain conditions; and

WHEREAS, on February 8, 1949, the Board reopened the application and amended the resolution by adding thereto:

"... that pending acceptance by the City of New York of the deed to the land donated by this owner for the widening of Main street, the area for proposed street widening may be permitted to be traversed to reach the gasoline station, on condition . . ."; and

WHEREAS, upon request by the applicant, on November 1, 1949, the Board reopened the application and set it for hearing November 22, 1949, at 10 A.M., waiving all requirements except a new decision, and two publications in the Bulletin, to consider an amendment of the resolution to permit extension at the rear of the building to be used for minor repairs in conjunction with minor auto repairing now permitted; and

WHEREAS, a public hearing was held on November 22, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough superintendent, dated October 28, 1949, re Alt. Applic. 2391/49 reads:

"1. The extension of the auxiliary building of a gasoline service station for the use of 'minor auto repairs', on a plot located in a Local Retail Zone, is contrary to Article 2, Sec. 4-c of the Zoning Law."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 26, 1948, by adding thereto:

"... that in the event the owner desires to extend the accessory building to the rear lot line as proposed and as indicated on revised plans marked "Received October 5, 1949," 2 sheets, such extension, one story in height, may be permitted provided there are no windows opening to the rear or side lot line walls; that such extension shall be used in connection with the accessory building as proposed or for minor repairs as previously permitted; that in all other respects the requirements of the resolution as adopted October 26, 1948, shall be complied with; that all permits for the proposed rear extension and completion of work shall be obtained within one (1) year from the date of this amended resolution."

523-48-BZ

APPLICANT — Benjamin Braunstein, for Benjamin and Harry Neisloss, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons.

PREMISES AFFECTED—220-18 to 220-28 Horace Harding boulevard, and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Kelly.

For Opposition: Thomas Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (523-48-BZ)

WHEREAS, Benjamin Braunstein for Benjamin and Harry Neisloss, owners, filed May 28, 1949, an application under section 7e, 7h and 7A of the zoning resolution, to permit in residence and retail use districts, the erection and maintenance of a business building (stores) with entrances more than the permitted distance from intersection and with loading and parking of more than five motor vehicles for patrons, affecting premises 220-18 to 220-28 Horace Harding boulevard and 61-02 to 61-12 Springfield boulevard, southwest corner (Block 7610, Lots 8 and 11), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on October 25, 1949, after due notice by publication in the Bulletin, and laid over for November 15, 1949, then to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Horace Harding boulevard is in a retail use, D area and Class 1 height district; Springfield boulevard and the site are in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 28, 1949, acting on N.B. Applic. 2850-49, reads:

"1. The erection of stores, entrances to which are located more than 25 ft. distance from a retail district is contrary to Art. 2, Sec. 7A zone law.

2. Loading and Parking on a site located partly in a residence district is contrary to Sec. 3, Art. II of zone law."

and

WHEREAS, the applicant states that the premises consist of a plot 111.44 ft. front by 166.53 ft. in depth, presently vacant; that it is proposed to erect a building 98 ft. front by 135 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as retail stores, with parking and loading facilities at rear and sides of property; and

WHEREAS, the applicant contends that it is felt most important the shops, where practical, face on Springfield boulevard for the following reasons; that directly opposite to the east a housing project known as Oakland Gardens, has been completed and occupied by 1600 families; that the west side of Springfield boulevard between 67th avenue and 73rd avenue, Bell Park Gardens, is in its final stages of completion and will house 800 families; that Oakland Gardens contains a shopping center at the southwest corner of Springfield and Horace Harding boulevards extending approximately 400 ft. on Springfield boulevard and for a similar distance on Horace Harding boulevard; that it is strongly felt that the need and support for the shopping will be from the south side of Horace Harding boulevard because of the 160 ft. width of Horace Harding boulevard which would tend to discourage shoppers from crossing this heavily trafficked boulevard and also because the support for this shopping is mainly south of Horace Harding boulevard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant as to use under section 7, subdivision e, h and A, of the zoning resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e, 7h and 7A, to permit the premises to be arranged and occupied substantially as indicated on plans filed with this application marked "Received May 28, 1948," 4 sheets, and "October 3, 1949," 1 sheet, *on condition* that no portion of the building shall be constructed within the area as zoned for residence use; that the store building along Springfield boulevard shall be set back from the street building line as indicated and the space between the store front and the building line shall be properly landscaped with paved pathways to the store entrances; that along the interior lot line to the south and west there shall be erected a woven wire fence of the chain link type, with anchored steel posts erected on concrete base not less than 1 ft. in height to a total height of 5 ft. 6 in.; that the rear space proposed for parking shall be occupied only as a parking area for customers and employees of the stores; that there may be a curb cut to Horace Harding boulevard from such space not over 15 ft. in width; that along the frontage of Horace Harding boulevard between the westerly wall and the lot line there shall be a similar fence and gate maintained, which shall be kept normally closed when the stores are not open for business; that a similar gate shall be constructed between the southerly wall and the lot line along Springfield boulevard with a curb cut opposite not exceeding 15 ft.; that the parking area shall either be paved with concrete or asphalt or surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

315-49-BZ

APPLICANT—Henry Nordheim, for Briceta Fasciglione, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—2314-2318 Beaumont avenue, east side, 240 ft. north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (315-49-BZ)

WHEREAS, Henry Nordheim for Briceta Fasciglione, owner, filed April 25, 1949, an application under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years, affecting premises 2314-2318 Beaumont avenue, east side, 240 ft. north of East 183rd street (Block 3103, Lot 11), Borough of The Bronx; and

WHEREAS, a public hearing was held on November 1, 1949 after due notice by publication in the Bulletin, and laid over to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 183rd street is in a business use, B area, class 1¼ height district, Beaumont avenue is in residence and business use, B area, class 1¼ height districts:

the site is in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 13, 1949 acting on Alt. Applic. 234-49 reads:

"1. There are no records in this Department of 5 and 7 car garages shown as existing.

2. Garages and proposed storage and parking of more than 3 motor vehicles, in a Residence District, are contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a five-car garage, 47 ft. 6 in. by 19 ft. 9 in., of class 3 construction and an open front frame shed for seven cars, 59 ft. 10 in. by 15 ft.; that it is proposed to permit the two structures to remain and to permit the additional parking and storage of more than three motor vehicles on the open portion of the lot; and

WHEREAS, the applicant contends that the site is located in a residence district; that there are at present two garages on the site, one a masonry building and the one along the east line is a frame open front shed for 7 cars, erected without permit and subject to Violation C1629 of 1948, as to which a fine of five dollars was imposed on December 14, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it was found that the plot was being unlawfully occupied for parking and garage structures erected without permits; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h, for a term of five (5) years, to permit the premises to be occupied for the parking and storage of pleasure type motor vehicles only substantially as proposed and as shown on plans filed with this application marked "Received April 25, 1949," 2 sheets, *on condition* that all existing fences and buildings shall be removed from the premises; that the premises shall be graded substantially to the grade of Beaumont avenue and surfaced with steam cinders, clean gravel or other suitable material and properly rolled and treated with a binder; that on the street and interior and rear lot lines where walls of adjacent buildings do not occur there shall be erected a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, with no openings therein except one for entrance and exit to Beaumont avenue not over 12 ft. in width with curb cut opposite not exceeding 15 ft.; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be erected a building not over 100 sq. ft. in area and not over one story in height, of Class 3 construction solely as an office and shelter for the attendant; that signs shall be restricted to one sign attached to the fence near the entrance, not exceeding 15 sq. ft. in area and not extending beyond the building line and not illuminated, advertising only the use of the premises for parking and storage and the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that adequate aisles shall be maintained at all times for easy entrance and exit; that the sidewalk in front of the premises shall be restored to the satisfaction of the Borough President; that the granting of this variance shall not be deemed to allow continuation of unlawful buildings and use of the premises; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

321-49-BZ

APPLICANT — Nathaniel C. Saxe, for Louis Cappell, owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repair shop and office.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: Anthony F. Corrieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (321-49-BZ)

WHEREAS, Nathaniel C. Saxe for Louis Cappell, owner, filed April 27, 1949, an application under Section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, auto-washing, motor vehicle repair shop and office, affecting premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens; and

WHEREAS, a public hearing was held on October 18, 1949, after due notice by publication in the Bulletin, and laid over to November 9, 1949, then to November 22, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 60th street, Beach Channel drive and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1949, acting on N.B. Applic. 2136-49, reads:

"1. The use of premises in a residence use area as a gasoline service station, lubricatorium, auto washing service, minor vehicle repairs and office is contrary to Art. II, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 60 ft. front by 80 ft. in depth, irregular, presently used as a boat storage yard; that it is proposed to erect a building 40.67 ft. front by 50 ft. in depth, irregular, one story, 11 ft. in height; to be used as a gasoline service station, lubricatorium, auto washing, motor repairs and office; and

WHEREAS, the applicant contends that there is existing adjacent to the premises, a boat storage yard and boat repair shop; that surrounding properties are in the main vacant and most of them owned by the City of New York on tax liens; that immediately adjacent to this residential zone is a small business zone which in itself abuts upon an unrestricted zone area, and prior to December 28, 1939, the area in question was zoned as unrestricted; that the construction of a modern up-to-date gasoline service station will be an asset rather than a deterrent to the character of the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e, for a term of five years, to permit the premises to be occupied substantially as proposed for a gasoline service station and for minor repairs *on condition* that the premises shall be leveled substantially to the grade of Beach Channel drive, and arranged substantially as indicated on plans filed with

this application marked "Received April 27, 1949" 3 sheets; that all existing buildings and uses shall be removed from the premises; that the accessory building shall comply in all respects with all laws, rules and regulations applicable thereto; that the boiler room shall be separated from the balance of the building by fireproof construction and arranged to be enterable from the exterior only; that gasoline pumps shall be erected not nearer than 10 ft. to the street building line of Beach Channel drive and also not nearer than 10 ft. to the front wall of the accessory building; that curb cuts shall be restricted to two curb cuts to Beach Channel drive not over 15 ft. in width each, and no part of any curb cut to be nearer than 5 ft. to the street building line of Beach 60th street or the interior lot lines to the east as prolonged; that the accessory building may also be occupied as an office, lubricatorium and for car washing and also for minor repairs with hand tools only, enterable from Beach 60th street, with a curb cut opposite not exceeding 15 ft.; that on the interior lot lines to the north and east there shall be erected a substantial woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the balance of the premises where not occupied by accessory building shall be paved with concrete or asphalt or other reasonably impervious paving; that before plans are filed with the borough superintendent, complete working drawings shall be submitted to the Board for approval and further consideration; that such plans shall be filed within two (2) months from the date of this resolution and after approval of plans by the Board all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

365-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Edgar E. Stewart, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubricatorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to residence district than is permitted.

PREMISES AFFECTED—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and A. W. Mearns.

For Opposition: Rev. Thomas G. Ryan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

THE RESOLUTION (365-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Edgar E. Stewart, owner, filed April 26, 1949, an application under sections 7f, 7i and 7A of the zoning resolution, to permit in residence and retail use districts, the erection and maintenance of a gasoline service station, motor vehicle repair

MINUTES

shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office, with entrances nearer to the residence district than is permitted, affecting premises 248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on November 1, 1949, after due notice by publication in the Bulletin, and laid over to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a retail use, D area and Class 1 height district; 248th street and the site are in residence and retail use, F1 and D area and Class 1½ districts; and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 954-49, dated April 19, 1949, reads:

"1. The creation of a gasoline service station, including a building to be used for minor repairs, as a lubritorium, auto laundry, office, sales and storage of auto accessories, and boiler room, on a plot located partly in a retail and partly in a residence zone, is contrary to Article 2, Sec. 4-A and Sec. 3 of the zoning law.

"2. The proposed entrance to the gasoline station, is contrary to Sec. 7A of the zoning law, as the street is residential beyond the plot and the entrance is located more than 25 ft. from the intersection."

and

WHEREAS, the present zoning became effective in May, 1947; and

WHEREAS, the applicant states that the premises consist of a plot, 154.12 ft. front by 151.37 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 47 ft. front by 46 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as an accessory building to proposed gasoline service station; and

WHEREAS, the applicant contends that the gas station will consist of eight buried 550-gallon gasoline storage tanks and six approved type gasoline pumps; that the accessory building to be erected will be constructed of brick with a slate roof and be of colonial design; that the building will be used in conjunction with the gas station as an office, lubritorium, auto laundry and minor repairs; that the entire plot along the lot lines will be landscaped on a 4 ft. high wood picket fence erected on the lot lines; that although a small portion of the site is in a residential zone, that portion of the site will be landscaped and not used for gas station purposes; that the landscaped area will serve as a buffer between the proposed gas station and any further development to the north and east; that the building as proposed with its buffer will be of greater aesthetic value to the block and area than if stores were erected in the retail district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the board deemed that there was no justification for the exercise of discretion to grant a zoning variance under sections 7f, 7i and 7A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 954-49, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

389-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Lorenzo Blasi, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a store.

PREMISES AFFECTED—2174-2184 Haring street and 2937-2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Rudolph E. DeVino.

For Opposition: Wesley A. Roche, A. J. Rinaldo, T. R. Espiro and Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (389-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Lorenzo Blasi, owner, filed May 19, 1949, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a building to be used as a store, affecting premises 2174 to 2184 Haring street and 2937 to 2947 Avenue V, northwest corner (Block 7363, Lot 31), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 4, 1949, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue V is in residence and local retail use, D area and Class 1 height districts; Haring street and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1949, acting on N.B. Applic. 463-49, reads:

"1. The proposed building to be used for business purposes, located on a lot which is in a residence use district is contrary to Art. ", Sec. #3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 100 ft. in depth, on which is located a dwelling, a two car garage and a frame shed; that it is proposed to remove the frame shed and erect a building 20 ft. by 50 ft. 1 story, 16 ft. in height, of Class 3 construction, to be used as a grocery and vegetable store, to be operated by the owner; and

WHEREAS, the applicant contends that the owner formerly lived and conducted a farm as a living in Block 7387; that this land was acquired for the housing project opposite; that in July of 1948 the site was in a business zone and he acquired said site to erect a store to replace his former method of business; that at that time the store could have been erected; that the building as planned will be an asset to the community and be in keeping with any future development that may take place in the area; that a store at this point is a vital necessity for the housing project, and the community; that Lot 36 immediately adjoining the site is in a local retail district so that stores could be erected immediately adjoining the site; that the owner lives in and owns the dwelling on the site and he would be most affected by the store he proposes; that the store, as planned, with the set back from the building lines, the planting and design, will improve the entire area; that the show windows have been limited in size and are of a residential character, the signs will also be limited in size; and

WHEREAS, the zoning was changed from business to residence use April 28, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e and 21, to permit the erection and use on the premises of a store building of the design and arrangement as proposed and as indicated on plans filed with this application marked "Received May 19, 1949," 4 sheets; that only such portion of the premises shall be occupied for the business use as is thereon indicated and not to extend for a distance of more than 50 ft. from the corner of Haring street; that the building shall be occupied only as proposed for the sale of groceries and vegetables within the building without outside display; that landscaping and fencing shall be maintained with suitable planting at all times in the areas as indicated; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this year.

434-49-BZ

APPLICANT—M. Martin Elkind, for Ann Stein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing business use (stores), using more than the area permitted.

PREMISES AFFECTED—149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 in. and 102 ft. 3 in. west of 150th street, (Block 8679, Lots 83 and 84), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (434-49-BZ)

WHEREAS, M. Martin Elkind for Ann Stein, owner, filed June 3, 1949, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing business use (stores), using more than the area permitted, affecting premises 149-19 to 149-21 Jamaica avenue, north side, 77 ft. 3 inches and 102 ft. 3 inches west of 150th street (Block 8629, Lots 83 and 84), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 18, 1949, after due notice by publication in the Bulletin, and laid over to November 9, 1949, then to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jamaica avenue is in a business use, C and A area, Class 1½ height district; 149th street is in business and unrestricted use, C and A area and Class 1½ height districts; 150th street is in business, residence and unrestricted use, C and A area and Class 1½ height districts; and the site is in a business use, C and A area and Class 1½ height district; and

WHEREAS, the decisions of the borough superintendent, dated May 13, 1949 and May 16, 1949, acting on Alt. Applic. 1050-49 and 1051-49, read:

"1. The proposed extension is contrary to Art. 4, Sec. 13 of the Zone Res."
and

WHEREAS, the applicant states that the premises consist of a plot 41 ft. 11 inches front by 142 ft. 7 inches in depth (irregular), upon which are erected two buildings (stores), one 16 ft. 11 inches front by 78 ft. deep, two stories, 22 ft. in height, of Class 3 construction, and the other 25 ft.

front by 75 ft. deep one story 12 ft. in height of Class 3 construction; that it is proposed to erect an extension in the rear, one story in height of Class 3 construction, to occupy the remaining portion of plot; and

WHEREAS, the applicant contends that the proposed new construction will be entirely within the business district; that the owner operates a carpet and linoleum business in the stores of these buildings; that in order to operate it successfully and due to the nature of the merchandise, more space is required; that this property is located on Jamaica avenue in the most active shopping center of Queens; that the property is highly assessed and there are several other stores in the same business close by; that the business property directly across the street on the south side of Jamaica avenue enjoys the advantage of being in an A area district and is therefore not limited in area coverage; that the adjoining property owners would not be adversely affected by the proposed construction; that Lot 200 is now improved with a 6-story multiple dwelling; that because of the position of the properties, the proposed extension does not face any wall in which windows are located; that the roof of the proposed extension would be only slightly above the first floor window sill level of such apartment house, but the nearest such window is some distance away and does not face the subject premises; that on lots 77 and 78, which also adjoin the subject premises, are garages located at the rear of these properties, which screen off most of the proposed work from the view of said adjoining properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of area substantially as proposed and as indicated on plans filed with this application marked "Received June 3, 1949," 5 sheets, except that the extension as proposed on Lot 84 shall not extend beyond the rear line of lot 83; that otherwise such extension may be permitted not exceeding one story in height and complying in all other respects with all laws, rules and regulations applicable thereto; that the rear portion of Lot 84 to be left unbuilt upon, shall be maintained in neat condition and with adequate fencing on the interior and rear lot lines; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

512-49-BZ

APPLICANT—William A. Giesen, for Graycliff Realty Corporation, owner (Rudack Pontiac Sales and Service Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7c and 7h of the zoning resolution, to permit the use of vacant area of a plot, located partly in a residence use and partly in a business use district, for the sale and display of more than five motor vehicles.

PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Giesen, George J. Rusciano, Rudie M. Rudack and Mihran Salibian.

For Opposition: Helen Salzberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (512-49-BZ)

WHEREAS, William A. Giesen, for Graycliff Realty Corp., owner; Rudack Pontiac Sales & Service Corp., lessee, filed June 10, 1949, an application under sections 7e, 7c and 7h of the zoning resolution, to permit the use of vacant area of a plot located partly in a residence use district and partly in a business use district for the sale and display of more than five motor vehicles, for a temporary term of five years, affecting premises 1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street, (Block 2125, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on October 18, 1949, after due notice by publication in the Bulletin, and laid over to November 9, 1949, then to November 22, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 168th and West 169th streets, Broadway, St. Nicholas avenue, Audubon avenue and the site are in business and residence use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1949, acting on Alt. Applic. 786-49, reads:

"1. Proposed use of vacant area of lot for sale and display of more than five new and used motor vehicles, located partly in a residence use district and partly in a business use district, is contrary to sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 188.8¼ ft. front by 128.8¾ ft. in depth (irregular) one story, 16 ft. in height, of Class 3 construction, presently used as stores, for which Certificate of Occupancy 18807-33 (Alt. 2401-31) was issued; that it is proposed to use the vacant area of the lot in the rear for sale and display of more than five new and used motor vehicles, in conjunction with an automobile showroom on Northeast corner of West 168th street; and

WHEREAS, the applicant contends that the vacant area is under lease until September 30, 1953, to Rudack Pontiac Sales and Service Corp. which is a General Motors Sales Agency and which corporation also has a lease and is a tenant in the building on the subject site and has maintained an automobile showroom since August, 1944 at 1160 St. Nicholas avenue, northeast corner of W. 168th street; that the first-mentioned corporation is one of the larger General Motors Sales agencies and is in dire need of the vacant space on the lot to store new pleasure cars and those taken in trade; that there will be absolutely no parking or storage of cars by the public and no ingress to the space in which cars are to be kept between the hours of 8:30 A.M. until 3:30 P.M. daily and it is proposed by the lessees that driveway gates placed in present chainlink fence on W. 169th St. building line be closed and locked during these hours; that no fees will be charged; that the applicant was informed by the principal of P.S. 169 that the doorways to school building to the east of space to be used on W. 169th street by the lessee were used only for fire drill purposes and entrance on rainy days and for egress; that the main entrances to the school are on the W. 168th street side of the school building where the school yard is located; that there is a curb cut leading to showroom drive on the north side of the street, a curb cut to the garage entrance and one to the parking lot on the south side of the street, all between St. Nicholas and Audubon avenues; that as the easterly side of the entrance gate and the flat portion of the curb cut to the vacant space proposed to be used will be 103 ft. 6 in. from the westerly edge of the nearest school door opening; that the space for which a variance is sought will not cause a congestion of traffic and will be occupied without noise, no

signs will be displayed, no night lighting and no showing of cars at night or on Sundays; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7 subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of five (5) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received June 10, 1949," 4 sheets, on condition that the premises shall be leveled substantially to the grade of West 169th street and shall be surfaced with steam cinders, clean gravel or other suitable material and treated with a binder and rolled; that there shall be erected on the street building line a substantial woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height with no openings therein except one located substantially where indicated, and fitted with a gate which shall normally be kept closed; that the plot shall be used solely for the placing of cars dealt in by the agency located in the building at 1160 St. Nicholas avenue and for no other use; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon; that the premises shall not be used for public parking and storage; that the curb cut opposite the proposed entrance shall not exceed 15 ft.; that in any other respects the premises shall be maintained to comply with all requirements other than as modified by resolution adopted this day under Calendar No. 513-49-A.; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

610-49-BZ

APPLICANT—Joseph Unger, for Mario Galletta, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on unbuilt upon portion of plot adjacent to stores.

PREMISES AFFECTED—197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets (Block 10530 Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger and Anthony Signorielli.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4

THE RESOLUTION (610-49-BZ)

WHEREAS, Joseph Unger, for Mario Galletta, owner, filed August 23, 1949, an application under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a business building (stores) and also the parking of motor vehicles on the unbuilt upon portion of the plot adjacent to stores, affecting premises 197-05 to 197-25 Hillside avenue, north side, from 197th to 198th streets, (Block 10530, Lot 1), Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 11, 1949, after due notice by publication in the Bulletin, and laid over to November 1, 1949, then to November 22, 1949, for inspection and decision by the Board, without further argument; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a residence use, D area and Class 1 height district; 197th and 198 streets are in residence use, E and D area and Class 1 height district; Foothill terrace is in a residence use, E area and Class 1 height district and the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 28, 1949, re N.B. Applic. 4069-49, reads:

"1. The erection of a business building within a residence district is contrary to article 2 section 3 of zone resolution.

"2. The parking of motor vehicles within a residence district is contrary to Article 2 section 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 220 ft. front, 333 ft. rear by 85 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 177 ft. front by 85 ft. deep, one story, 16.5 ft. in height, of Class 3 construction, to be used as nine stores and to use the unbuilt upon portion of the plot adjacent to stores for the parking of motor vehicles; and

WHEREAS, the applicant contends that there are no stores and there is no land zoned to permit their construction to serve the existing residential development and the multi-family housing development under construction in the area by reason of the variance originally granted by the Board and the multiple dwelling construction now taking place on the south side of the street diagonally opposite the site under appeal; that the subject site is ideally suited for store development by its topography, which also makes it economically unsuitable for single family dwellings similar to those now existing on the same street front and in the rear of the premises; that the rise in grade toward the rear of this site would require the erection of a retaining wall in connection with any development thereon, which would cost approximately \$8,000; that because of the rise in grade toward the rear of the lot, the proposed store building will be located entirely below the level of the first story dwellings located on the plots in the rear and therefore will not be detrimental to these adjoining properties, but will enhance their value since it will preserve their light and air to a greater extent than if the site in question were developed with a conforming residential use; that the arrangement of the building on the plot as proposed is such as to remove all the usual objections to store construction in a neighborhood of this type, as accommodation is provided for off-street parking of customers' cars, so that there will be no use of the streets adjacent to the residences now erected in the area; that because of the heavy traffic along Hillside avenue and the existing factory and business occupancies on the opposite side of Hillside avenue, the plot itself is not suited for residential development; that it is therefore requested that the Board vary the provisions of the Zoning Resolution under Sections 7e and 7h thereof to permit the erection of the one-story store building and accessory parking as herein proposed for a period of 21 years, during which time the cost of the proposed building will be amortized; that the property was purchased by the present owner for store development at a time when such use was permitted and it was without his knowledge that the premises were rezoned by action initiated by the Planning Commission itself without the usual required notice to affected property owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under sections 7e and 7h, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 4069-49, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

611-49-BZ

APPLICANT—Siegel and Green, for Reba Deaner, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use, B area district, the change in occupancy from laundry to a retail store (super market) using more than the area permitted for a term of fifteen years.

PREMISES AFFECTED—538-542 East 13th street, south side, 130 ft. 3½ in. west of Avenue B (Block 406, Lots 24 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Julius Paull.

For Opposition: Harry User.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (611-49-BZ)

WHEREAS, Siegel and Green, for Reba Deaner, owner, filed August 17, 1949 an application under sections 7c and 7e of the zoning resolution, to permit in a residence use, B area district, the change in occupancy from a laundry to a retail store (super market) using more than the area permitted, for a term of fifteen (15) years, affecting premises 538-542 East 13th street, south side, 130 ft. 3½ in. west of Avenue B (Block 406, Lots 24 and 25), Borough of Manhattan; and

WHEREAS, a public hearing was held on November 22, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue B is in a local retail use, B area, Class 1½ height district; East 13th street is in residence and local retail use, B area, Class 1½ height districts; the site is in a residence use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated August 17, 1949 acting on Alt. Applic. 1410-49, reads:

"1. Change in use from laundry to retail store in Residence Use district contrary to Sec. 3, Art. II, Zoning Res.

2. Proposed extension of area of bldg. in a B area Residence use district is contrary to Sec. 12 (b) and Sec. 19 (e) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 64 ft. 8½ in. in frontage by 103 ft. 3 in. in depth, on which is located a building 64 ft. 8 in. front by 101 ft. 3 in. in depth, one story, 19 ft. in height, of Class 3 construction, formerly used as a wet wash laundry for which C.O. 8387-24 (N.B. 575-23) was issued; that the premises are at present untenanted; and

WHEREAS, the applicant contends that it is proposed to alter the existing building to accommodate a super-market; that for practical reasons, the new store front is proposed at the building line, requiring a new front extension of about 2 ft.; that in all other respects the existing bulk of the building will be unchanged; that the existing skylights in the roof will be discontinued; that the curb cut in front of the building will be eliminated and the curb restored; that a new modern attractive facade will be erected; that under section 19 (e) the permitted coverage is based on the existing open area of this plot, which in this case occurs only at the front and is of comparatively small area, being only 64 ft. 8 in. wide by 2 ft. deep (129 sq. ft.) of which 65% is permitted to be occupied for additional building area; that the remaining required open area (about 45 sq. ft.) is so insignificant as to be worthless to anyone for light and ventilation, especially as it borders the street; that the adjoining buildings on either side extend to the building line, and this owner desires the same privilege;

MINUTES

that to deprive the owner of a building line store front and the use of the small required open area would be a practical difficulty and undue hardship well within the meaning of section 21; and

WHEREAS, the zone was changed from business to residence use on November 29, 1945; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under sections 7e and 21 thereof, for a term of fifteen (15) years, to permit the existing laundry building to be occupied as proposed and as indicated on plans filed with this application marked "Received August 17, 1949," four sheets, and under section 21 as to the proposed front extension of the building as indicated on such plans, on condition that any existing windows in the rear and side walls shall be made fireproof and self-closing and no new openings shall be constructed; that any skylights constructed shall be not nearer than 20 ft. to the rear lot line wall; that the building shall not be increased in area beyond the area of the existing building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

684-49-A

APPLICANT—Paul Friedman, for Newstrand Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Morris Kavy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 24, 1950 at 10 A.M., in connection with Cal. 683-49-BZ.

366-49-A

APPLICANT—Lama, Proskauer and Prober, for Edgar E. Stewart, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—248-01 to 248-15 Northern boulevard and 43-53 to 43-65 248th street, northeast corner (Block 8118, Lot 40), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—248th street).

APPEARANCES—

For Applicant: Alfred A. Lama and A. W. Mearns.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken this day, under Cal. 365-49-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

71-49-A

APPLICANT—Lama, Proskauer and Prober, for Cohen and Epstein, Inc., owner.

SUBJECT—Application reopened November 1, 1949—re Appeal from a decision re an order of the Fire Commissioner (previously dismissed for lack of prosecution).

PREMISES AFFECTED—229-231 Powell street, east side, 100 ft. south of Belmont avenue (1st and 2nd floors); (Block 3746, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (71-49-A)

WHEREAS, Lama, Proskauer and Prober, for Cohen and Epstein, Inc., owner, A. Bronstein, lessee, filed February 2, 1949, an appeal from a decision and an order of the fire commissioner, affecting premises 229-231 Powell street, east side, 100 ft. south of Belmont avenue (Block 3746, Lot 14), Borough of Brooklyn; and

WHEREAS, Order #17103-LC issued by the Fire Commissioner September 30, 1948 and repeated in his decision dated January 24, 1949, reads:

"You are hereby notified that an inspection of the premises used to store wholesale drugs, shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Provide a fire extinguishing system approved by the Fire Commissioner. C19-136.0-4, Administrative Code.

Note: In this case an approved system is an automatic sprinkler system installed in accordance with Chapter 26, Article 16 of the Building Code."

and

WHEREAS, the applicant states the building is two stories and basement, 30 ft. in height, 44 ft. by 90 ft. in area, Class 3 construction, erected before 1918, on a lot 50 by 100 ft. in area, in an unrestricted use, A area, Class 1 height district, used and occupied since 1925 as follows: basement—storage of medical sundries, boiler room; 1st floor, storage of medical sundries, 3 persons; 2nd floor—same, 1 person; that no change in use or occupancy is proposed; that the building is equipped with one interior 3 ft. 8 in wide iron stairs, enclosed with masonry construction, equipped with fireproof, self-closing doors, leading direct to street and extending by stairs to roof bulkhead; that there is one fire escape at the rear extending to roof by ladder and to street by stair; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant contends that the building has a court 6 ft. wide on the north, a rear yard 10 ft. in depth and a court 68 ft. long on the southerly side; that these courts and yards tend to isolate the building from adjoining lots and buildings; that the building has an elevator and a 3 ft. 8 in wide fireproof enclosed stair at the front of the building leading to the street and the roof; that there is also a rear 3 ft. wide steel exterior stairway leading to the rear yard and thence to the street; that the building was erected before 1918; that this building is used for the wholesale storage of medical supplies, all kept and received in packaged form; that this use is not hazardous and there are no regular employees in the basement and only three on the 1st floor and one on the 2nd floor; that the building is extremely well ventilated having numerous windows on all sides; that such portable fire-fighting equipment will be installed as directed by the fire commissioner; and

WHEREAS, the applicant further contends that no products

MINUTES

are packaged or filled for sale to druggists, but all of the merchandise carried comes already packed in 16 oz. or 32 oz. bottles or tins; that the items maintained on the premises which are the subject of fire department permit are as follows: 10 gross of 16 oz. bottles of rubbing alcohol packed one dozen to a container; 3 gross of 16 oz. and 32 oz. bottles of insecticide packed one dozen to a container; that no inflammable liquids are handled in large containers; and

WHEREAS, this appeal was dismissed for lack of prosecution October 25, 1949 and upon application filed October 25, 1949, by the applicant, appeal was restored to the calendar on November 1, 1949 and set for hearing November 22, 1949, after inspection had been made by a committee of the Board.

Resolved, that the decision of the fire commissioner as to Order #17103-LC, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the drugs and other sundries stored in the building by the tenant of the entire building shall be in packaged form for sale at wholesale only and not retail; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the premises shall be maintained to the satisfaction of the fire commissioner; that no inflammable liquid shall be handled in large containers; that such containers as are used to package inflammable liquids shall be of a type as approved by the fire commissioner.

513-49-A

APPLICANT—William A. Giesen for Graycliff Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets, 571-575 West 168th street and 558-564 West 169th street (Block 2125, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Giesen, George J. Rusciano, Rudie M. Rudack and Mihran Salibian.

For Opposition: Helen Salzberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (513-49-A)

WHEREAS, William A. Giesen, for Graycliff Realty Corp., owner. (Rudack Pontiac Sales and Service Corp., lessee) filed June 10, 1949 an appeal from a decision of the borough superintendent, affecting premises 1160-1176 St. Nicholas avenue, 571-575 West 168th street and 558-564 West 169th street, east side of St. Nicholas avenue between West 168th and West 169th streets (Block 2125, Lot 1); (first floor), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 8, 1949 acting on amendment to Alt. 786-49 reads:

"2. Proposed curb cut adjacent to school deemed hazardous to pedestrians, Sec. C26-228.0, par. 6. of A.C."

and

WHEREAS, this decision of the borough superintendent dated June 8, 1949 was on an amendment to Alt. Applic. 786-49, which amendment reads as follows:

"2. Respectfully request a reconsideration of this objection. Vacant area to be used for sale and display of more than 5 new and used motor vehicles, located partly in a residence and partly in a business use district. Driveway gates to this area will be locked from 8:30 A.M. to 3:30 P.M. daily on school days. This would eliminate the use of the proposed curb cut during school hours and therefore nullify the hazard as stated in the objection."

and

WHEREAS, the applicant states that the premises consist of a lot 188 ft. 8¼ in. by 128 ft. 8¾ in. and 185 ft. in area, located in business and residence use B area, Class 1½ height districts, upon which there exists a one story building 16 ft. in height, of Class 3 construction, 188 ft. 8¼ in. by 128 ft. 8¾ in. in area, erected in 1922, used and occupied since 1922 as follows: cellar—storage—no persons; 1st floor—store and restaurant—100 persons; proposed to be used and occupied as a store for the sale and display of more than five motor vehicles and as a restaurant—100 persons; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent on June 8, 1949 that the denial is based on Section C26-228.0.6 which permits such denial when in the opinion of the borough superintendent the use of a driveway would endanger pedestrians; that the decision is based on the proximity of the driveway to a school on the adjoining premises; that the application to the borough superintendent proposed to limit the use of the driveway to times when the sidewalk will not be in use by school children; thus if the denial is predicated on danger to school children by vehicles crossing the sidewalk when they are in school, the denial is not well-founded; that the driveway will be under the control of an attendant and no vehicles will cross the sidewalk during the hours when the sidewalk is in use by school children, that no hazard will exist to pedestrians by the limited use of the driveway; that a variance should be granted to permit the limited use of the carriageway on condition that no vehicle cross the sidewalk during the time it is in use by school children and then not unless an attendant is present to supervise such crossing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, due consideration has been given to the possible dangerous condition in view of the adjoining school; that this property is to be used for parking and storage; that there is no prohibition against the use as proposed in the zoning resolution; that the records in the Department of Housing and Buildings indicate that this is a technical objection given by the borough superintendent and not as a result of an inspection of the premises to determine whether there is any danger involved.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 786-49, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 512-49-BZ, shall be complied with and the provisions designed for the safety of school children, as proposed, shall be maintained.

552-49-A

APPLICANT—General Chemical Division—Allied Chemical and Dye Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—42-02 55th drive, south side, 57 ft. west of 43rd street (Block 2520, Lot 60), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edward Rohr and Dr. E. P. Aikman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (552-49-A)

WHEREAS, General Chemical Division, Allied Chemical and Dye Corporation, owner, filed July 13, 1949, an appeal from an order of the fire commissioner affecting premises 42-02 55th drive, south side, 57 ft. west of 43rd street (Block 2520, Lot 60), Long Island City, Borough of Queens; and

MINUTES

WHEREAS, Order 20563-LC, issued by the fire commissioner June 15, 1949, reads:

"You are hereby notified that an inspection of the above premises, used to maintain a technical establishment shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Provide a room or compartment constructed of fireproof or fire retarding material for the storage of liquified chlorine gas cylinder. Said room or compartment to be easily accessible from street or yard or it shall be provided with an approved automatic sprinkler system by means of which the compartment may be readily flooded with water, all of which shall be in accordance with plans filed and approved by the Department of Housing and Buildings. C19-95.0-d-3, Administrative Code.

2. Discontinue the use of liquified chlorine above the grade floor, except in a building occupied exclusively by the person, firm or corporation using the liquified chlorine and which is protected by an approved automatic sprinkler system. C19-95.0-d-4, Administrative Code."

and

WHEREAS, the applicant states that the building is two stories and basement, 32 ft. in height; 163 ft. by 72 ft. irregular in area, of fireproof construction, erected in 1919, located on a lot 338 ft. by 285 ft. in area, in an unrestricted use, C area, Class 1½ height district, and used and occupied since 1919—basement, storage, boiler room and machine shop, 7 persons; 1st floor, offices, service rooms, laboratories, 29 persons; 2nd floor, offices, library and laboratories, 28 persons; that no change in use or occupancy is now proposed; that the building is provided with three interior, 40 in. wide, fireproof enclosed stairs, equipped with self-closing metal clad doors, provided with lights of explosion-proof glass; that the east and center stairs are steel and concrete and the west stairs is wood construction; that no certificate of occupancy has been issued; that compliance with Section C19-95.0-d-3 and 4 involve unwarranted practical difficulties and unnecessary hardship; that with the storage and use of the small amount of liquified chlorine proposed the spirit of the labor law will be observed, public safety secured and substantial justice done; and

WHEREAS, the applicant further contends that it employs chemists and technically trained men engaged in a number of research projects; that the laboratory building is in an enclosed yard completely fenced in, located in an isolated area; that there are no dwellings in the vicinity and little traffic on the nearby streets; that the laboratory building is the only building on the applicant's premises in active use; that the other buildings are being used principally for storage; that neighboring industries consist of a copper refinery, a building supply yard, a refractory warehouse and chlorinating plant; that the chlorine used at the applicant's laboratory is entirely for research by technically trained staff members; that chlorine is stored under the jurisdiction of the storekeeper, who has had seven years' experience in handling a large variety of chemicals and in handling the cylinders from storage to point of use; that the handling of the cylinders is under the jurisdiction of a master mechanic who has had 40 years' experience in the work; that for many years a 100 lb. cylinder of chlorine has been stored in other buildings on the applicant's property and brought by hand truck to the laboratory building and carried from room to room as its use was required; that this procedure has been followed for 30 years; that for the fire department now to require the construction of a special fireproof room or compartment to store the small amount of chlorine used is unwarranted; that there is no sound reason why the applicant should not be permitted to store liquified chlorine in the yard as such storage would not only comply with the spirit but the letter of Section C19-95.0-d-2; that small amounts of liquified chlorine have been used in experiments in laboratory rooms on the 1st and 2nd floors

for the past 30 years without mishap; that two current experiments requiring the use of chlorine are being conducted in laboratories 9 and 12 on the 2nd floor and the removal of the equipment involving these experiments would involve an expenditure of at least \$5,000 and would result in the interruption of important work being conducted; that localizing the use of chlorine to projects on the ground floor would not allow the flexibility of operation required by a research laboratory; that to install a sprinkler system as required by the fire commissioner would cost \$40,000 and the imposition of such an expense in order to obtain the right to use minute amounts of chlorine on the 2nd floor is inequitable; that the applicant therefore requests that it be permitted to store and use four 40-pound cylinders of liquefied chlorine as follows: the chlorine to be stored in a steel box with concrete base as indicated on plans filed with this appeal, such box to be in the enclosed yard at the northwest corner of building and to contain four 40-pound cylinders of liquefied chlorine when not in use; that it is proposed to discontinue the use of liquefied chlorine above the grade floor, except when the building is occupied exclusively by the applicant and such use on the 2nd floor to be limited to two 40-pound cylinders in laboratories 9 and 12 on the 2nd floor only, one cylinder to be in use at any one time in either room; that the applicant is willing to protect the cylinder by a chamber equipped with a flooding device provided with a remote control located outside of the laboratory room.

Resolved, that the decision of the fire commissioner as to Order #20563-LC, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation and use of four 40 lb. cylinders of liquid chlorine substantially as proposed, except that the installation shall be as indicated on revised plans marked "Received November 18, 1949" (4 sheets); that each line into the building shall have a valve for control at the upper end; that the cylinders shall be so arranged as to be held in place; that the installation shall be maintained to the satisfaction of the fire commissioner; that the use of chlorine shall be at all times under the supervision of trained chemists.

716-49-A

APPLICANT—Paul Friedman, for Herbert H. and Samuel Pensig, Nat Patterson and Mrs. Charles Bender, owners (Jamaica Parking and Realty Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens (under section 35, General City Law—re bed of mapped street—proposed widening of Parsons boulevard).

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (716-49-A)

WHEREAS, Paul Friedman, for Herbert H. Pensig, Nat Patterson, Mrs. Charles Bender and Samuel Pensig, owners; Jamaica Parking and Realty Corp., lessee, filed September 20, 1949, an application pursuant to Section 35 of the General City Law, affecting premises 89-01 to 89-19 Parsons boulevard and 159-02 to 159-10 89th avenue, southeast corner (Block 9758, Lots 6, 9, 11 and 13), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent,

MINUTES

dated August 26, 1949, acting on Alt. Applic. 1058/49, reads:

"2. A parking lot partly in the bed of a mapped street is contrary to sec. 35, General City Law." and

WHEREAS, the applicant states that the premises consist of a plot 209.84 ft. by 225 ft. in area, located partly in a retail and partly in a residence use, C and B area, Class 1½ height districts, on which it is proposed to erect a one-story building, 14 ft. in height, 10 ft. by 10 ft. in area, Class 4 construction, and to use the premises for the parking and storage of more than five motor vehicles with an incidental office; that the premises are now in used for the parking and storage of more than five motor vehicles and incidental office, excluding the portion of the plot in the residence use district and the portion in the bed of the mapped street; and

WHEREAS, the applicant contends that the Parsons boulevard frontages of these lots to a depth of 8.64 feet are located in the bed of a mapped street; that no damages arising out of the establishment of the proposed use and incidental building accessory thereto will be claimed by the owner against the City of New York; and

WHEREAS, Certificate of Occupancy Q54238 was issued March 25, 1949, permitting the parking and storage of more than five motor vehicles and excluding that portion of the lot lying within the residence district and that portion within the bed of a mapped street.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1058-49, Objection 2, be and it hereby is modified and the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the use of the premises within the area proposed to be widened along 89th avenue and Parsons boulevard on condition that the space along Parsons boulevard proposed to be widened shall not be occupied as part of the parking lot as indicated and proposed on plans filed with this appeal marked "Received September 20, 1949," two sheets; that in the event any portion of the premises along 89th avenue is taken for street widening in accordance with Map No. 3321 approved September 15, 1949, the owner at his own expense shall move the fence back to the line of the proposed widening and that the requirements of the resolution adopted this day under Calendar No. 788-45-BZ shall be complied with.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

320-49-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—U. S. Gypsum Co. Hollow Long Length Rocklath and U. S. G. Plaster Partition, approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (320-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 6, 1949

Re: Cal. 320-49-SM

Subject: United States Gypsum Company Hollow Long Length Rocklath and U. S. G. Plaster Partition.

The United States Gypsum Company, 9 Rockefeller Plaza, New York City filed on January 27, 1949 with the Board of Standards and Appeals an application for approval of their Hollow Long Length Rocklath and U. S. Gypsum Plaster Partition under sections C26-88, C26-178, C26-191, C26-462, C26-463, C26-464 and C26-636o.c. of the Administrative

Building Code as a one hour fire resistive non load bearing partition.

Purpose

The hollow partitions will be used as separating partitions between apartments or interior partitions within apartments, and as enclosures for pipe space in all classes of construction where a one hour fire resistive partition is required.

Description

The Hollow Long Length Rocklath and U. S. G. Plaster Partitions will vary from a ¾" minimum to a 16" maximum air space, and from 3¼" to 18½" overall, respectively, constructed as follows: On each side of the necessary hollow space will be installed on the floor approved floor runners, either U. S. G. Metal Base System, U. S. G. ¾" Cold Rolled Channels or approved Fireproof Wood Runner grooved to U. S. G. specifications, all previously approved. Floor runners of metal will be secured to the floor with concrete stub nails or equivalent fasteners and the Fireproof Wood Runner by case hardened square cut nails or nails and expansion shields.

To the ceiling will be applied U. S. G. metal ceiling runner or single or double cornerite, or U. S. G. U type metal ceiling runner as previously approved. The metal ceiling runners will be secured to the ceiling with concrete stub nails or nails and expansion shields, or equivalent fasteners. Each ceiling runner will be vertically above the floor runners.

To each such set of ceiling and floor runners will be secured ½" thick U. S. G. Long Length Rocklath extending in one piece the full height and in normal widths of 2 ft. with square or V edges on the long vertical edges all as previously approved. If U. S. G. Horizontally Slotted Ceiling Runner is used, the Rocklath will be secured to it with U. S. G. Hairpin Clips or wire ties. The Vertical Joints of the Rocklath on one side of the air space shall be staggered with respect to those on the opposite side of the same partition.

For hollow spaces of ¾" or 1½" a framework of U. S. G. Hot or Cold Rolled ¾" or 1½" channels will be constructed as hereafter described, to act as a spacer for the two layers of Rocklath. ¾" channel construction as described and for 1½" channel, the construction would be identical.

Along the ceiling, a channel is stub nailed and held off the ceiling by cut washers. The channel flanges are down. Vertical channel studs are installed on not over 6 foot centers along the length of the partition, and at each end. The top end of the vertical channel studs are bent over not less than 6" and tied with not less than two ties of 18 gauge galvanized iron or monel metal wire, to the ceiling runner. The bottom end of the studs are bent over not less than 6" and stub nailed to the floor, or the fireproof wood runner. For heights up to 8'-6" to 10' three sets of horizontal metal channels will be installed between the vertical channels. Each piece of horizontal channel will have its ends turned up 6" and these ends wire tied to the vertical channels with not less than two wire ties.

All turned up ends of the horizontal channels will be securely wire tied, web to web or flanges nested. To this framework of channels the ½" long length Rocklath will be through wire tied with an 8-penny nail under each wire tie bearing on Rocklath.

For Hollow spaces of 2" to 16", a double framework of ¾" U. S. G. Cold Rolled or Hot Rolled Channels will be constructed as follows. Vertical channels will be erected on each side of the hollow space on not over 6' centers. Ends of channels will be bent over not less than 6" and stub nailed to floor and ceiling equivalently fastened or set into recesses in the concrete, without bending ends of channel. On the outside face of these vertical channels will be wire tied horizontal ¾" channels with flanges down. There will be 2 sets of horizontal channels for partition heights up to 8' 6" and for partitions 8' 6" to 10' 0" three sets of horizontal metal channels. Ends of horizontal channels will be wire tied to 12" lengths of U. S. G. Ceiling runner stub

MINUTES

nailed or equivalently fastened to columns or will be secured by 6" upturns of the channel stub nailed to the column.

Each horizontal channel shall be cross braced to its corresponding member on the opposite side of the hollow space by $\frac{3}{4}$ " U. S. G. channel C brackets, with 6" ends, double wire tied to the horizontal channels. The end brackets shall be not over 6" from the partition ends, and additional brackets shall be spaced on not over 36" centers along the horizontal channels. The ceiling and floor runners shall be installed so that the United States Gypsum Company Long Length Rocklath, $\frac{1}{2}$ " thick and 2' normal width, extending from floor to ceiling in one piece when secured in place shall be supported by resting firmly against the outside flanges of the horizontal channels. Each Rocklath board shall be securely wire tied to each horizontal channel on not over 24" centers, with the wire tie over an 8-penny nail bearing against the Rocklath board.

All partitions shall be plastered on the exposed face of the Rocklath with a scratch coat of U. S. G. Red Top Gypsum plaster mixed 1 to 1 with sand by weight or 1 to .62 by volume, and from $\frac{1}{4}$ " to $\frac{3}{8}$ " in thickness. This shall be followed by a brown coat of U. S. Gypsum Red Top Plaster mixed 1 to 2 by weight or 1 to 1.24 by volume and from $\frac{5}{16}$ " to $\frac{7}{16}$ " in thickness. The finish coat shall be U. S. G. Hydrated Lime Putty gauged with U. S. Gypsum Gauging plaster, approximately $\frac{1}{16}$ " in thickness. The overall finished plaster thickness on each side of each hollow partition shall be not less than $\frac{3}{4}$ " over the Rocklath.

Inspection and Test

Fire and hose stream tests as provided by Section C26-609.0, Alternate Test Method of the Administrative Building Code, as amended by General Resolution adopted March 25, 1947, were conducted in accordance with ASTM C19-41 on June 22 and 23, 1949 at the Engineering Experiment Station of the Ohio State University, Columbus, Ohio.

The partition failed in the fire endurance test after 1 hour and twenty-three minutes by the temperature rise of a single face thermocouple above the permissible limit. The average surface temperature rise of 220 deg. at the end of the test was 30 deg. less than the permissible average rise. In the hose stream test, as required to comply with ASTM C19-41, no water penetrated through the partition after it was first subjected to fire in accordance with the standard time temperature curve for 30 minutes. The entire unexposed face was intact, and had suffered little if any damage except for 2 slight hair line cracks.

Samples of the gypsum plaster were taken from the face of the partition before fire testing, dried to uniform weight for 96 hours and it was found that the excess moisture present in the panels at time of tests was 1.3%.

In accordance with the designated procedure of the Committee on Test, a hollow partition 8' in height by 10' long was tested by impacts from a free-swinging 60 lb. sand bag on June 23, 1949 at Ohio State University. This partition was constructed identically with the partitions, fire and hose stream tested, except for sizes, and at the same time. The 60 lb. sand bag, suspended to strike the center of the partition, was swung successively through an arc starting at a 30°, 45°, 60° and 90° from the vertical. The maximum instantaneous deflection was .402 inches and the maximum permanent set .105 inches. This is well below the Committee's requirements of one one-hundredth of the partition height or .96 inches. At the end of the impact test the partition did not show light through any crack nor was any material displaced.

All panels mentioned above were constructed under the observation of and the testing conducted by Professor J. R. Shank, Asst. Director, and Mr. H. J. Hoffman, Investigator of the Engineering Experiment Station. Present at the tests, in addition, to the testing authorities were Commissioner Edwin W. Kleinert and John A. Darts, Engineering Division, Committee on Test, and William W. Bainbridge, Architect Service, George Baker, Supervisor of Structural Testing Laboratory and Verne H. Noble, Products Engineer, all of the United States Gypsum Company. The official report of the tests is in the file.

Additional test panels with lengths twice the heights were constructed, and impact tests conducted at the applicant's plant in New Brighton, Staten Island, New York City, on September 21, 1949 as follows:

These panels were built of U. S. Gypsum materials taken from the Mill's daily run, by union lathers and plasterers furnished by Neff Lathing Company of New York City. A hollow panel 8 ft. high by 16 ft. $\frac{1}{2}$ in. long, using $1\frac{1}{2}$ " U. S. G. channels as the vertical and horizontal spacers was constructed in accordance with the details given above under the description of the hollow panels. A 60 lb. sand bag was suspended so as to swing freely and to strike the hollow panel at the mid-point of the height and length. This impact point fell midway between the vertical channels spaced on 5 ft. 4 in. centers. The bag was successively raised to a point 30°, 45°, 60° and 90° from the vertical and allowed to strike the panel from each point. The maximum instantaneous deflection at impact was .585 inches and the permanent set .029". No cracks occurred and no material was displaced. The maximum displacement is well within the Board's requirements of one one-hundredth of the partition height, or .96 inches.

An additional hollow panel of maximum overall thickness, enclosing a 16" airspace was constructed of $\frac{3}{4}$ " U. S. G. Cold Rolled Channels, running horizontally and vertically on each side of the airspace in accordance with the details given above under the description. The panel was 19' 0" long by 9' 3" in height by $18\frac{1}{2}$ " overall in thickness. A joint of impact 18" away from the center vertical channel, midway between cross struts, and midway in height was selected. The panel was tested with a free swinging 60 lb. sand bag as previously described by successive blows from 30°, 45°, 60° and 90° from the vertical. The maximum instantaneous deflection was .610 inches and the permanent set .041 inches, which is well within the allowable deflection of one one-hundredth of the height, or 1.11 inches. On the last blow, with a fall of the bag from 4' 7 $\frac{1}{2}$ ", a hairline crack appeared from top to bottom of the face of the panel. No light could be seen through the crack and no material separated.

The impact tests were conducted by Messrs. J. A. Robertson, Asst. Mgr. of Research and William W. Bainbridge, Architect Service of United States Gypsum Company under the direction of Commissioner Edwin W. Kleinert and John A. Darts, Engineering Division, Committee on Test. Drawings of the construction are in the file, a record of the deflection at various impacts, and photographs of the conduct and results of the test.

Recommendation

On the basis of the inspections, fire endurance tests, hose stream tests and the data filed by the applicant, the Committee on Test recommends the approval of the United States Gypsum Company's Hollow Long Length Rocklath and United States Gypsum Plaster partitions as a one-hour fire-resistive, non-load bearing partition, not over 9' 3" in height, complying with the requirements of Section C26-83, C26-178, C26-191, C26-462, C26-463, C26-464 and C26-636.0.c of the Administrative Code, for use in all classes of construction, on condition that partitions are constructed of United States Gypsum Company Long Length Rocklath, $\frac{1}{2}$ " thick, with square or V edge and normal widths of 2 feet, U. S. G. Plaster, U. S. G. Lime Putty gauged with U. S. G. Gauging Plaster, that no wire clips are used to separate the Rocklath Boards, that they are constructed of the materials and in the manner described in the report of the Committee, and that the partition with hollow spaces in excess of 2" shall not be used in horizontal runs over 15 feet long unless reinforced by an intersecting wall, pier, or column, and further providing that all designs of all partitions constructed under this approval be filed with the Borough Superintendent and that each drawing shall be stamped, marked or labeled reading as follows: "Approved for use in New York City by the Board of Standards and Appeals under Cal. No. 320-49-SM," on further condition that the materials used in the construction of partitions approved under this resolution shall be constructed of the same United States Gypsum Company materials and the same methods of construction used in the

MINUTES

official tests as described in the official report by the Committee on Test.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

Leslie V. Huber,
Chief Engineer,

John A. Darts, Jr.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

577-49-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Company, Inc., owner.

SUBJECT—Armstrong's Cushiontone with a factory application of Armstrong's Fire Resistant Paint, approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (577-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 24, 1949

Cal. 577-49-SM.

Subject: Armstrong's Cushiontone with a factory application of Armstrong's Fire Resistant Paint, approval of.

Armstrong's Cork Company, Inc., filed July 25, 1949, an application with the Board of Standards and Appeals, under the provision of C19-161 and C26-178.0.b. Administrative Code, for approval of the Armstrong's Cushiontone with a factory application of Armstrong's Fire Resistant Paint.

Purpose

The purpose of this material is to act as a fire resistant acoustical tile.

Description

The raw material used in the manufacture of Cushiontone Acoustical Material is green Southern Pine logs. The logs are barked and slashed and are then ready for grinding. After grinding the fibers are screened, sized and felted into a continuous sheet which is pressed to desired thickness and dried.

The dried boards are cut to desired size, prime coated with a water type paint then second coated with Armstrong's Fire Resistant Paint. They are then perforated, inspected and packed.

Cushiontone is installed to plaster ceilings with Armstrong's Acoustic Cement applied with four spots totalling not less than 4 sq. in. per square foot to tiles which shall be not more than 12" x 12" in area and shall also be installed to wood grounds by means of 6d nails or screws driven through special perforations provided or to gypsum sheathing with screws.

Armstrong's Fire Resistant Paint is a water type paint containing fire-resistant salts, suitable pigments and a resin type binder.

Inspection and Test

An installation of a panel of this material was inspected and tested at Columbia University, Department of Engineering Research Laboratories, September 29, 1949, a re-

port of this test, Report #2619 is a part of the record in this Application.

Recommendation

On the basis of this inspection and test and the report #2619 of Columbia University, Dept. of Civil Engineering, Research Laboratories, the Committee on Test recommends that when Armstrong's Cushion Tone Acoustical Material is treated at the factory on all exposed surfaces with a mixture consisting of ingredients described as follows: Ammonium Phosphate 24 parts; Nitrogenous Resin Adhesive, 9 parts; Carbohydrate, 3 parts; inert pigment, 2 parts; boric acid, 1 part in solution; and of the consistency and weight as specified in the report of Columbia University Research Laboratories #2619, this material may be used as ceiling only and in classes of construction as follows:

Class of Construction	Ceiling area
1	5,000*
2	5,000*
3	6,000
5	6,000
4	no limit
6	6,000

*In school buildings where the ceiling is 20 ft. clear above the floor, these areas may be increased 50%.

In all other respects, the material shall comply with all requirements of the approval of Oct. 27, 1942 under Cal. 56-42-SM, except that when the treatment is applied in the factory, each package shall carry in addition to the wording requirement contained in the resolution of October 27, 1942, under Cal. 56-42-SM, the additional words, "Flameproofed" one side only, so as to distinguish this product from the standard untreated product.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

652-49-SA

APPLICANT—Tokheim Oil Tank and Pump Company, owner.

SUBJECT—Tokheim Gasoline Dispensing Pumps, Models 39-L-RA, 39-WNC-L-RA, 39-L-EZ, 39-WNC-L-EZ and 876-GOC, approval of.

APPEARANCES—

For Applicant: A. P. Lapsansky.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (652-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 25, 1949

Cal. 652-49-SA.

Subject: Tokheim Gasoline Dispensing Pumps, Model Nos. 39-L-RA, 39-WNC-L-RA, Model 39-L-EZ, Model 39-WNC-L-EZ and Model 876-GOC, approval of.

The Tokheim Oil Tank and Pump Company of Ft. Wayne, Indiana and New York, filed August 11, 1949 an application with the Board of Standards and Appeals for approval of the Tokheim Gasoline Dispensing Pumps, Models 39-L-RA,

MINUTES

39-WNC-L-RA, 39-L-EZ, 39-WNC-L-EZ and 876-GOC under the provisions of C19-69-0, Administrative Code.

Purpose

Pumps for dispensing gasoline—New Models.

Description

The above Models are similar in design and operation to the Models heretofore approved under Cal. No. 1326-39-SA, as amended under resolution of the Board on April 29, 1947. The principal differences between these models and the models previously approved are as follows: MODEL NOS. 39-L-RA COMPUTER PUMP AND 39-WNC-L-RA NON-COMPUTER PUMP.

These models of pumps are the same as the Model No. 39-L-HR Computer Pump, and Model No. 39-WNC-L-HR Non-Computer Pump, which were approved by the Board under date of April 29, 1947, except that whereas the Model Nos. 39-L-HR and 39-WNC-L-HR Pumps were equipped with Hose Reels, the Model 39-L-RA and Model 39-WNC-L-RA Pumps are not equipped with Hose Reels but, instead, the hose is connected to the discharge elbow on the outside of the pump, and the hose is retrieved to the side of the pump with a cable and weight device.

MODEL NOS. 39-L-EZ COMPUTER PUMP AND 39-WNC-L-EZ NON-COMPUTER PUMP.

These models of pumps are the same as the Model No. 39-L-HR Computer Pump, and the Model No. 39-WNC-L-HR Non-Computer Pump, which were approved by the Board under date of April 29, 1947, except that the Model 39-L-HR and Model 39-WNC-L-HR Pumps were equipped with Hose Reels, the Model No. 39-L-EZ and Model No. 39-WNC-L-EZ Pumps are not equipped with Hose Reels, but, instead, a part of the hose is retrieved back inside of the pump housing by a counterweight riding on floating pulleys.

MODEL NO. 876-GOC COMPUTER PUMP.

This model of Pump is the same as the Model No. 39-L-HR Computer Pump which was approved by the Board under date of April 29, 1947, except that the Model 39-L-HR Pump was equipped with a Hose Reel, the Model 876-GOC Pumps are not equipped with Hose Reels, but incorporate the use of a free-hanging hose on the exterior of the pump. There is a further difference in the shape of the pump housing, it being more square than streamlined. All of the units in this pump are identical with those in the pumps previously approved, except that the Model 876-GOC Pump is equipped with a Pittsburg Equitable Meter Company's Measuring Unit, instead of the Tokheim Measuring Unit which is used in all the other models of pumps which have been approved by the Board.

The difference between the Computer Pumps and the Non-Computer Pumps referred to above is in the registering device, in that the Computer Pumps register the "AMOUNT OF SALE" in Dollars and Cents; the "GALLONS DELIVERED," and indicate the "PRICE PER GALLON," whereas the Non-Computer Pumps register only the "GALLONS DELIVERED," and indicate the "PRICE PER GALLON."

Inspection and Test

Inspection and test of these pumps were made at 165 E. 44th Street, New York; present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and William P. Michel, Jr. and A. P. Lapsansky representing the applicant. These pumps are similar to pumps previously approved by the Board, except for arrangement of hose and have been approved by the Underwriters Laboratories, Guide #60 03.4, File MH 1893.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Tokheim Gasoline Dispensing Pumps, Models Nos. 39-L-RA, 39-WNC-L-RA, 39-L-EZ, 39-WNC-

L-EZ and Model 876-GOC for use in New York City when installed and operated in accordance with this report and the provisions of C19-69.0, Administrative Code, provided each pump bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 652-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 1949

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

107-49-A

APPLICANT—Active Electric Service, for Dees Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—20-22 Wyckoff street, south side, 193 ft. east of Court street (1st floor); (Block 390, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Deiter.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (107-49-A)

WHEREAS, Active Electric Service, for Dees Holding Corp., owner, filed January 22, 1949 an appeal from an order of the fire commissioner, affecting premises 20-22 Wyckoff street, south side, 193 ft. east of Court street (Block 390, Lot 16), 1st floor, Borough of Brooklyn; and

WHEREAS, Order 24022-LF issued by the fire commissioner December 22, 1948, reads:

"You are hereby notified that an inspection of the above premises show that the following must be done within 30 days:

1. Arrange iron bars on windows on 1st story so as to be readily movable or removable from both sides in such manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 3 stories, 70 ft. in height, 30 ft. by 100 ft. in area at 1st floor, 30 ft. by 70 ft. in area at typical floor, of Class construction, erected in 1887, located on a lot 50 ft. by 100 ft. in area, in a residence use B area, Class 1½ height district, used and occupied since August 1943 as follows: cellar, boiler room and storage of electrical material; 1st floor, shop and office, 7 persons; 2nd floor, manufacturing shoe

MINUTES

patterns, 6 persons; 3rd floor, garment manufacturing, 8 persons; that C.O. 112365 issued April 23, 1945 upon completion of work under Alt. 2778-43 permits the following use and occupancy: cellar, storage; 1st floor, factory, 10 persons; 2nd and 3rd floors, factory, 14 persons each floor, and said C.O. was issued based on Factory File 1681; and

WHEREAS, in response to a request from this office the borough superintendent on the date of October 5, 1949 forwarded to the Board a report of inspector made January 26, 1903 indicating that the building was in use for the manufacture of metal cornices and other sheet metal work; and

WHEREAS, the applicant states that the building is provided with one 3 ft. wide wood stairs, metal enclosed, equipped with sheet metal self-closing doors, leading from roof bulkhead direct to street and one fire escape on the west side, leading to roof by stair and to yard by stair with egress to Wyckoff street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that it is an electrical contractor employing 15 to 20 men, all of whom are employed on the outside with the exception of five who work in the building in question at factory work and two employees as office personnel; that these employees work on the 1st floor; that there are six means of egress from the 1st floor to the street; that two of these means are 9 ft. and 10 ft. doors which would enable all of the employees to get out to the street without danger of crowding; that if the bars on the windows in question were hinged as required, it would take the employees much longer to get out of the building this way in the event of fire than if they were to use the existing egress; that there has been no fire in the building since its present occupancy commenced in 1943 but, however, there have been three burglaries in the building; that valuable electrical merchandise is stored and could be readily removed through the windows; and

WHEREAS, plans filed with this appeal indicate that the 8 windows in the west wall and one window in the east wall are equipped with fixed iron bars consisting of $\frac{3}{4}$ in. by 2 in. flat bars 24 in. on center and seven $\frac{3}{4}$ in. diameter vertical rods; that sills of windows are located 2 ft. 4 in. above floor level and 2 ft. 9 in. above grade.

Resolved, that the Board of Standard and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in Order #24022-LF of the Fire Commissioner, Objection 1, and that the appeal be and it hereby is granted on condition that the doors as shown on revised plan filed with this appeal, marked "Received November 12, 1949" shall be maintained and that the means of exit through an open driveway to the street shall be maintained; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto, as indicated on Certificate of Occupancy #112365 and that no additional windows shall have bars.

583-49-A

APPLICANT—Gabriel Nathan, for Annetta Gussak, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—398 Beach 25th street, southwest corner of Deerfield road, (Block 269, Lot 7), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

APPEARANCES—

For Applicant: Gabriel Nathan and John J. Gussak.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (583-49-A)

WHEREAS, Gabriel Nathan, for Annetta Gussak, owner, filed August 3, 1949, an application pursuant to Section 35 of the General City Law to permit the erection of a proposed extension to an existing building in the bed of a mapped street (Deerfield road) affecting premises 398 Beach 25th street, southwest corner Deerfield road (Block 269, Lot 7), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated August 2, 1949, as to Alt. Applic. 1790-49, reads:

"1. Proposed construction lies partly in the bed of a mapped street and is therefore contrary to Sect. 35 of the General City Law."

and

WHEREAS, the applicant states the premises consist of a plot 38.04 ft. by 52.56 ft. in area, located in a residence use, D area, Class 1 height district, upon which a two story dwelling, 25 ft. in height, 20.7 ft. by 38.2 ft. in area at 1st floor, 20.7 ft. by 30.2 ft. in area at 2nd floor, of Class 4 construction, erected in 1919, and used and occupied as a one family dwelling and proposed to be increased in area at 1st floor, by the erection of a one car garage; and

WHEREAS, the applicant contends that the owner is desirous of constructing a one car garage attached to his dwelling in order to keep his car off the street; that the only place physically possible to erect the garage is on the Deerfield road side of the property; that the rear and side yards are insufficient in size; that Deerfield road is mapped for a 20 ft. widening and Beach 25th street for a 5 ft. widening; that it is undue hardship to deprive the owner of the right to build a garage for his car and it is therefore requested that the Board grant relief from the decision of the borough superintendent; and

WHEREAS, the applicant states that no certificate of occupancy has been issued for the existing building; and

WHEREAS, the map showing the widening of the streets in question was adopted January 8, 1915.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1790-49, objection 1, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the erection of the proposed extension of the dwelling for a private garage within the bed of the proposed street widening, as indicated on plan filed with this appeal, marked "Received August 3, 1949" (1 sheet), on condition that in the event that portion of the property is taken over for street widening, the cost to the City shall be as determined by the Court for the value of the land so taken and of the portion of the building taken, based on the actual cost of the construction of the garage less amortization at the rate of 15% per annum from the date of this resolution; and that in all other respects the construction and occupancy shall comply with all laws, rules and regulations applicable thereto.

605-49-A

APPLICANT—Garden Country Day School of Jackson Heights, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—33-16 79th street, (rear), east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Henry Roberts.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (605-49-A)

WHEREAS, Garden Country Day School of Jackson Heights, owner, filed September 8, 1949 an appeal from an order of the fire commissioner affecting premises 33-16 79th street, rear, east side, 183 ft. south of Northern boulevard (Block 1251, Lots 17 and 57), Jackson Heights, Borough of Queens; and

WHEREAS, Order 25468-LF issued by the fire commissioner August 8, 1949 reads:

"1. Install an adequate electric closed circuit interior fire alarm system in accordance with the Rules of the Board of Standards and Appeals and the enclosed approved layout."

and

WHEREAS, the applicant states that the building in question is one story in height 79 ft. by 24 ft. in area at the rear of the lot which is 200 ft. by 100 ft. in area, in a residence use B area, Class 1½ height district; that the building was erected approximately in 1933 and used since its erection as a kindergarten and first grade with 40 children, 20 in each of two rooms and proposed to be used and occupied as two kindergartens with a total of 40 children, 20 in each of two rooms; that the building is provided with four exit doors leading directly to the outer air; and

WHEREAS, the applicant contends that the kindergarten building is an entirely separate one story structure with ample exits directly to the outdoors; that one side of each room is composed of windows which open out and have a drop of 4 ft. 10 in. to the ground; that the walls and partitions are asbestos cement; that there is installed in the corridor between the two classrooms a trip hammer fire alarm bell which would give ample warning; that on the outside of the main building approximately 30 ft. from the building in question there is a fire alarm bell which gives warning in case of any fire in the main structure; that the building has been used since 1933 as a kindergarten in one room and a first grade in the other room and no question has been raised as to the safety of the building; and

WHEREAS, examination of Fire Dept. Folder 54902-01 indicates that the building on the front of the lot is in use as a school and dining hall on the first floor for 20 children between the ages of 2 and 6 years and 230 children over the age of six years with the approval of the fire commissioner; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the fire commissioner as to Order #25468-LF, Objection 1, be and it hereby is *granted on condition* that the existing gong in the rear building shall be maintained; that all teachers engaged in the rear building shall be familiar with the operation of the gong in the event of emergency; that fire drills shall be maintained with all the children in the rear building under the supervision of the teachers; that this variance shall continue only so long as the premises are maintained substantially as at present and there is no enlargement of the building or a connection constructed between the rear and the front buildings; that exits and arrangement of class rooms shall be maintained as shown on plans filed with this appeal marked "Received September 8, 1949," (one sheet); that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct.

721-49-A

APPLICANT—Prowler and Sushan, for Temple Ahavath Sholom, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1601 Avenue R and 1785-1789 East 16th street, northeast corner (Block 6799, Lots 48 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Sushan and Gilbert I. Prowler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (721-49-A)

WHEREAS, Prowler and Sushan, for Temple Ahavath Sholom, owner, filed October 14, 1949 an appeal from a decision of the borough superintendent affecting premises 1601 Avenue R and 1785-1789 East 16th street, northeast corner (Block 6799, Lots 48 and 50), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated October 4, 1949 acting on Alt. 2870-49 reads:

"Obj. #1 pending—Proposed addition of class 3 structure in excess of 5000 sq. ft. between fire walls for use as synagogue violates Sec. 4.2.1 Bldg. Code."

and

WHEREAS, the applicant states that the building is two stories, 40 ft. in height, 105 ft. by 105 ft. average in area, of class 3 construction, erected in 1918 and 1926 on a lot 140 ft. by 125 ft. and 105 ft. irregular in area, located in a residence use C area, class 1¼ height district, now used and occupied: cellar—gymnasium, vestry and locker room—950 persons; lobby level classroom, lobby and dwelling for one family—30 persons; 1st floor—synagogue and class rooms—900 persons; balcony—synagogue—240 persons; 2nd floor—auditorium and reception rooms—591 persons; auditorium mezzanine—rest rooms—2 persons; proposed to be used and occupied upon completion of alteration proposed as follows: cellar—same; lobby level—same; 1st floor—synagogue and class rooms—1245 persons; balcony—synagogue, study and office—350 persons; 2nd floor—auditorium and reception rooms—591 persons; auditorium mezzanine—rest rooms—2 persons; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained; that there are three 3 ft. 8 in. wide steel stairs, brick enclosed, equipped with fireproof self-closing doors, leading direct to street; one of these stairs leads to roof bulkhead; and

WHEREAS, the applicant states that the one story balcony and cellar synagogue and the two story and cellar community building were erected of class 3 construction in 1918 and 1926 respectively; that the combined structure is divided by fire walls into areas of less than 5,000 sq. ft.; that it is now proposed to extend the synagogue 11 ft. 10 in. on the west side and 30 ft. on the east side; that the new extensions will be constructed of masonry walls and the 1st and 2nd tiers will be of steel beams and concrete arches and the partitions will be fireproof; that the roof tier will be of wood beams with a one hour ceiling; that the height of the altered synagogue structure will be 34 ft. 10 in.; that the area of the synagogue structure between exterior walls is 3771 sq. ft. on each of the 1st and 2nd floors; that the area of the proposed extension on the west side (marked "A" on plans) will be 878 sq. ft. on the 1st floor and 502 sq. ft. on the 2nd floor; that the area of the proposed extension on the east side (marked "B" on plans) will be 2130 sq. ft. on the 1st floor and 2066 sq. ft. on the 2nd floor; that upon completion of the alteration the area of the altered building will be 6779 sq. ft. on the 1st floor and 6339 sq. ft. in the 2nd floor; it is proposed to do the following work in the cellar: toilet facilities will be enlarged and the additional area proposed to be constructed will be used in conjunction with the present parochial assembly space and on the 1st floor the east and west walls will be removed from the altar to the front of the building and the synagogue will be increased in width as shown; that the balance of the portion of the proposed extension on the east side will be used as a chapel and in order that the chapel may be used to accommodate additional

MINUTES

members at services and high holy days it is proposed to provide a 5 ft. 6 in. high by 42 ft. wide opening in the fireproof partition between the chapel and the main synagogue; that at all times other than high holy days this opening will be closed with panels having a one hour rating; that the facade of the building will be altered by erecting two new vestibules and by architectural treatment of the entire facade; that the present lobby will be enlarged and new fireproof stairs to the balcony and vestibule will be provided; that on the 2nd floor the balcony will be widened on the east and west sides, the present wood stairs replaced by fireproof stairs enclosed with fireproof partitions and the synagogue and community building will be connected by doors on all floors to facilitate communication between structures; and

WHEREAS, the applicant contends that by making all partitions and stairs of class 1 construction and the roof, balcony and first tier will be provided with one hour ceilings and by providing access to the community building on all floors, the fire hazard will be reduced as a possible fire could be fought from two streets as well as from the side and rear; that a superintendent will be on duty 24 hours a day; that to be required to construct the east wall of the present synagogue as a fire wall thus keeping the area to 5,000 sq. ft. or less is not feasible due to the requirement for the 5 ft. 6 in. by 42 ft. wide opening on the 1st floor and since the fire wall itself would not be accepted as such by the borough superintendent since this wall breaks in a horizontal direction, to be required to provide an unpierced vertical wall at this point would be a hardship in that the architectural symmetry would be destroyed and the viewing opening on the 1st floor would not be possible, thus voiding the entire architectural solution by failing to provide the required seats for high holy days; that compliance with the building code would require demolition of the entire present synagogue and the erection of a new class 1 structure and would constitute a hardship upon the congregation.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2870-49, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall be altered and fire protection supplied, substantially as proposed and as indicated on plans filed with this appeal, marked "Received October 14, 1949" (6 sheets), on further condition that the boilerroom shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that the ceiling of the boilerroom shall be of fireproof construction; that the entire ceiling under the synagogue shall be protected as proposed with wire lath and cement plaster; that the existing basement enclosing walls shall be retained and any openings in such wall shall be protected with door assemblies totaling three hours for each opening; that the extensions indicated as "A" and "B" to the east and west of the synagogue shall be constructed fireproof throughout, except that the roof may be of Class 3 construction; that the closure doors proposed to be installed to separate the westerly extension may be of the folding or sliding type, provided such doors are of a type approved by the Board for one-hour; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

471-49-A

APPLICANT — Irrera and Luongo, for Anna Ceraso, owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (471-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 158 South Oxford street, west side, 250 ft. south of Hanson place (Block 2004, Lot 54), Borough of Brooklyn, was denied by the Board July 22, 1949; and

WHEREAS, this appeal based on a new proposal and a new decision of the borough superintendent was granted by the Board October 4, 1949, on certain conditions; and

WHEREAS, the applicant submitted plans for the Board's approval in compliance with the requirements of the resolution.

Resolved, that the plans marked "Received October 27, 1949" (4 sheets) are hereby approved, as being in substantial compliance with the requirements of the resolution adopted by the Board October 4, 1949 (Alt. 1756-49).

1374-21-A—Vol. II

APPLICANT—Sidney Daub, for Harry Reiss and Daniel Kasen, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider new decision—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—278-280 9th avenue, east side, 66 ft. north of West 26th street (Block 750, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider new decision due to change in Section 271 of the Labor Law.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

1082-47-A

APPLICANT—Scribner and Miller, for Diamond Junior Corp., owner.

SUBJECT—Application reopened April 12, 1949—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens; (under section 35, General City Law re bed of mapped street—Midtown highway).

APPEARANCES—

For Applicant: William J. Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Office of Borough President.

ACTION OF BOARD—Laid over to January 10, 1950, 2 P.M. for further consideration. On November 17, 1949, action was taken by the Board of Estimate for condemnation of property required for the Midtown Highway improvement as proposed at this location which includes the plot involved in this appeal.

536-49-A

APPLICANT—Pouch Terminal, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—Pier 20, east side of Edge-water street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

APPEARANCES—

For Applicant: A. S. Arbuckle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949, at request of applicant.

751-49-A

APPLICANT—Charles M. Spindler, for Camillo Caiozzo, Sr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 6, 1949, 2 P.M. for applicant to file a complete statement as to existing and proposed conditions.

ZONING APPLICATIONS

91-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Broz, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realignment (minor repairs) building.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 6901, Lots 42 and 45), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (91-45-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realigning (minor repairs) building, affecting premises 61-20 to 61-26 Fresh Meadow Lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 2673 (new 6901), Lots 42 and 45), Flushing, Borough of Queens, was granted by the Board July 10, 1945, on certain conditions; and

WHEREAS, the Board approved the plans submitted by the applicant September 25, 1945; and

WHEREAS, time was extended to obtain permits and complete the work October 22, 1946, November 5, 1947 and November 30, 1948; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted July 10, 1945 as *amended* by resolutions adopted through November 30, 1948, only so far as it has reference to obtaining permits and the completion of the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by the applicant that plans have been approved by the department of housing and buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N.B. 26-45)."

64-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Katherine Pretsch, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete — re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and business use district, the erection of a gasoline service station, office, lubritorium, auto laundry, minor repairs, wheel alignment and brake testing.

PREMISES AFFECTED—109-64 to 109-72 Van Wyck boulevard, west side, 120 ft. north of 111th avenue (Block 11615, Lot 40), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (64-46-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in residence and business use districts, the erection of a gasoline service station, office, lubritorium, auto laundry, minor repairs, wheel aligning and brake testing affecting premises 109-64 to 109-72 Van Wyck boulevard, west side, 120 ft. north of 111th avenue (Block 11615, Lot 40), Jamaica, Borough of Queens, was granted by the Board October 15, 1946, on certain conditions; and

WHEREAS, time in which to obtain permits and complete the work was extended October 21, 1947 and November 9, 1948; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 15, 1946, only so far as it has reference to obtaining permits and the completion of the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by the applicant that all permits have been obtained and that the construction is substantially completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (N.B. 2335-45)."

927-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Katie Heiman, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under sections 7c, 7A and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection.

MINUTES

PREMISES AFFECTED—1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (927-47-BZ)

WHEREAS, this application under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station with show window and door openings beyond permitted distance from intersection; affecting premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn was granted by the Board November 30, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 30, 1948, only as far as it has reference to obtaining permits and the completion of the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by the applicant that all plans have been approved by the department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 1039-47)."

384-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing, retail sales and motor vehicle repair shop.

PREMISES AFFECTED—808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (384-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station to include lubritorium, car washing and retail sales, affecting premises 808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn was granted by the Board November 23, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 23, 1948, only so far as it has reference to obtaining permits and

the completion of the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 192-48)."

564-48-BZ

APPLICANT—Lama, Proskauer and Prober, for American Oil Co., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete — re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension and reconstruction of existing gasoline service station, to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED — 1-11 Stone avenue, 405-415 Sumpter street, northeast corner and 1806-1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (564-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension and reconstruction of an existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office, affecting premises 1-11 Stone avenue, 405-415 Sumpter street, northeast corner and 1806-1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn was granted by the Board November 9, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 9, 1948, only so far as it has reference to obtaining permits and the completion of the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that the buildings have been demolished, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 433-48)."

740-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Marbob Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a business building (store), using more than the area permitted.

PREMISES AFFECTED—4406 13th avenue, west side, 40 ft. 2 1/8 in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (740-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a business building (store), using more than the area permitted, affecting premises 4406 13th avenue, west side, 40 feet, 2½ in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn was granted by the Board November 16, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 16, 1948, only so far as it has reference to obtaining permits and the completion of the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 316-48)."

464-49-BZ

APPLICANT—Burke, Morrison and Green, for Ryconmor Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting on the business portion of a plot, located partly in a business and residence use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (464-49-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit upon the business portion of a plot located partly in business and residence use districts, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office, affecting premises 57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens was granted by the Board November 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the resolution adopted by the Board on November 1, 1949, required submission of new plans for the design of the proposed accessory building, which have been filed under date of November 10, 1949 (2 sheets).

Resolved, that the revised plans marked "Received November 10, 1949" (2 sheets) are hereby approved as to design and arrangement of accessory building in lieu of

plans previously submitted, on condition that in all other respects the resolution adopted by the Board November 1, 1949, shall be complied with (N.B. 2627-49).

379-32-BZ

APPLICANT—Julius Bleich, for Estate of Louise B. Burbank, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Bleich.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on December 13, 1949, at 10 A.M., waiving all requirements except filing of new decision and copy of Certificate of Occupancy, which have been filed, and to permit two publications in the Bulletin. Applicant to file copy of authorization of the owner and one photograph of front view of site. Violation No. Z144-48 was issued dated June 14, 1949, upon the lessee, Mr. Frank Galazzo, for occupying the motor vehicle repair shop without a Certificate of Occupancy.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1076-48-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coberta Realty Corp., owner.

SUBJECT—Application for consideration—reopening to consider new proposal—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a garage for the storage of more than five motor vehicles, and stores.

PREMISES AFFECTED—190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to usual procedure for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

233-36-BZ—Vol. II

APPLICANT—Arnold W. Lederer, for Sam Krickellas, owner.

SUBJECT—Application reopened December 12, 1948—as Vol. II—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, for a term of years, the use of part of an existing building as a motor vehicle repair shop.

MINUTES

PREMISES AFFECTED—1802 54th street and 5401-5403 18th avenue, southeast corner (Block 5487, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

482-48-BZ

APPLICANT—Donald Murphy, for 4342 Broadway Operation Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop in an existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—4342 Broadway and 643-647 West 185th street, northeast corner (Block 2167, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

761-48-BZ

APPLICANT—Michael Pangia, for Catherine A. Brown, owner (Michael Pangia, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the use of a plot for sale and display of more than five cars, in conjunction with riding academy and lunch wagon.

PREMISES AFFECTED—332 Coney Island avenue (322 displayed) and 90 Caton place (86 displayed), southwest corner (Block 5322), part of Lot 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1018-48-BZ

APPLICANT—Emil Koepfel and Son, for Sheepshead Bay Realty Corp., owner (Fred Amsterdam, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a miniature golf course and archery.

PREMISES AFFECTED—2802 Brighton 3rd street, southwest corner of Banner avenue (Block 7260, Lots 48 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

179-44-SM

APPLICANT—Wood Conversion Company, owner.

SUBJECT—Balsam Wood (Insulation), approval of.

APPEARANCES—

For Applicant: Joseph D. Duffy.

ACTION OF BOARD—Application withdrawn; applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

224-44-SM

APPLICANT — Owens-Corning Fiberglas Corporation, owner.

SUBJECT—Owens-Corning Fiberglas Corp., Dust-Stop Air Filters, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

453-44-SM

APPLICANT—Richmond Screw Anchor Co., Inc., owner.

SUBJECT—Richmond Form Ties, Form Hangers and Form Anchors, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

530-44-SM

APPLICANT—U.S. Gutta Percha Paint Company, owner.

SUBJECT—Barreled Sunlight Flat Wall Finish, Barreled Sunlight Primer Sealer, Barreled Sunlight Quick Drying Enamel and Barreled Sunlight Partial Gloss, approval of.

APPEARANCES—

For Applicant: Arthur W. David.

ACTION OF BOARD—Application withdrawn; applicant to file new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

31-40-SM

APPLICANT—Precrete Masonry Products, Inc., owner.

SUBJECT—Precrete Solid and Hollow Concrete Building Units and Mahlstadt Solid and Hollow Concrete Building Units, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

16-44-SM

APPLICANT—Armstrong Cork Co., owner.
SUBJECT—Armstrong Cork Co., One Gallon Glass Jug (136 oz. capacity) and Armstrong Cork Co., One-half Gallon Glass Jug (66 oz. capacity), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

17-44-SM

APPLICANT—The Anchor Hocking Glass Corp., owner.
SUBJECT—Anchor Hocking Glass Corp., one-half gallon glass jug, No. 51-86 and one gallon glass jug, No. 51-98, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

18-44-SM

APPLICANT—Owens-Illinois Glass Co., owner.
SUBJECT—Owens-Illinois Glass Co., one-half gallon and one gallon glass jugs, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

19-44-SM

APPLICANT—Olean Glass Co., Inc., owner.
SUBJECT—Olean Glass Co., Inc., One-half Gallon Glass Jug (overflow capacity 66 oz.) and Olean Glass Co., Inc., One Gallon Glass Jug (overflow capacity 134½ oz.), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

125-44-SM

APPLICANT—Ford Tank Maintenance Co., Inc., owner.
SUBJECT—Ford Tank Maintenance Co., Low Soluble Cement, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

177-44-SM

APPLICANT—Ball Brothers Company, owner.
SUBJECT—Ball Brothers Co., One Gallon Glass Jug (overflow capacity 136 oz.) and Ball Brothers Co., One-half Gallon Glass Jug (overflow capacity 66 oz.), approval of.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

267-44-SM

APPLICANT—Davis Emergency Equipment Co., Inc., for Flamort Chemical Co., owner.
SUBJECT—Flamort Flameproofing Compound, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

331-44-SM

APPLICANT—Acme Kalamein Door and Sash Co., Inc., owner.
SUBJECT—Flaymstop 3 Hour Metal Clad Fire Wall Door (in 1 section), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

472-44-SA

APPLICANT—Carbomatic Corporation, owner.
SUBJECT—Carbomatic Corporation Infra Red Gas Burning Generator, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

566-44-SM

APPLICANT—The Belknap Manufacturing Co., owner.
SUBJECT—Belknap Automatic Safety Shut-Off Valve, No. 230, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

594-44-SA

APPLICANT—L. D. Long and F. X. Keegan, owners.
SUBJECT—Long's System of Rapid and Simple Concrete Proportioning, approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

738-44-SA

APPLICANT—Hevi Duty Electric Co., owner.

SUBJECT—Hevi Duty Gas Atmosphere Preparation Unit, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning November 29, 1949, Affecting Calendar Numbers 1241-25-BZ—Vol. II, 627-26-BZ—Vol. II, 148-33-BZ—Vol. III, 344-33-BZ—Vol. III, 602-47-BZ—Vol. III, 794-48-BZ—Vol. II, 289-49-BZ, 308-49-BZ, 333-49-BZ, 506-49-BZ, 298-48-BZ, 1125-23-BZ—Vol. II, 544-44-BZ—Vol. III, 185-49-BZ, 187-49-BZ, 193-49-BZ—Vol. II, 325-49-BZ, 358-49-BZ, 609-49-BZ, 612-49-A, 558-49-A, 194-49-A—Vol. II, 957-47-SM, 918-22-SA, 735-30-SA, 1043-40-SA, 637-49-SM, 655-49-SA and 692-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, November 29, 1949, Affecting Calendar Numbers 377-48-A—Vol. II, 586-49-A, 681-49-A, 711-49-A, 1045-27-A—Vol. II, 560-46-A—Vol. II, 22-49-A, 477-49-A, 2-49-A, 299-44-A—Vol. II, 1095-48-A, 415-49-A, 706-49-A, 731-49-A, 136-45-BZ—Vol. II, 989-47-BZ, 361-49-BZ, 654-27-BZ—Vol. II, 422-29-BZ—Vol. II, 512-29-BZ—Vol. II, 901-38-BZ—Vol. II, 574-46-BZ—Vol. II, 559-47-BZ—Vol. II, 253-49-BZ—Vol. II, 381-49-BZ, 491-31-SA—Vol. III, 871-38-SM and 160-49-SM—Vol. II.

Correction Affecting Calendar Number 350-49-SM.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 29, 1949

Cal. No. Dept. Premises Affected.

814-49-BZ—H.B.Q.—170-05 Hillside avenue, north side, 271 ft. 11 in. east of Homelawn street (Block 9844, Lot 66), Jamaica, Borough of Queens, N.B. 5698-49.

815-49-A—H.B.M.—17 East 71st street, north side, 50 ft. west of Madison avenue (5th and 6th floors); (Block 1386, Lot 15), Borough of Manhattan, Alt. 1932-49.

816-49-SA—Presto Fire Extinguisher, Appliance.

817-49-BZ—H.B.Bx.—Southeast corner of Webster avenue and East 204th street (Block 3330, Lot 68), Borough of The Bronx, N.B. 774-49.

818-49-SM—Rigidized Stainless Steel Spandrel Wall Unit, manufactured by Rigidized Metals Corp., Material.

819-49-SM—Fishman Double Sash Horizontally Rolling Window, manufactured by Jacob Fishman, Material.

820-49-A—H.B.M.—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan, Amendment to Alt. 571-49.

821-49-BZ—H.B.Q.—28-12 and 29-02 to 29-26 149th street, 148-01 to 148-29 and 148-02 to 148-32 29th avenue, northwest and southwest corners, 28-01 to 28-29 148th street and 148-01 to 148-31 Bayside avenue (Block 4805, Lot 40 and Block 4807, Lots 41 and 47), Flushing, Borough of Queens, N.B. 1882-49.

822-49-A—H.B.Q.—38-06 31st street, west side, 23 ft. south of 38th avenue (Block 383, Lot 14), Long Island City, Borough of Queens, B.N. 2743-49.

Restored to Docket

491-31-SA—Vol. III—Ivanhoe Heater, Models 2131 and 2250 (previously approved re Ivanhoe Heater Models 2030 and 2150), Appliance.

160-49-SM—Long-Flex Gas Stove Connector, manufactured by Flexible Connector Company of America, Material.

560-46-A—Vol. II—H.B.M.—754-756 7th avenue, west side, 41 ft. 6 in. south of West 50th street (5th and 6th floors); (Block 1021, Lot 34), Borough of Manhattan, Alt. 1275-49.

1045-27-A—Vol. II—H.B.M.—23 West 36th street, north side, 370 ft. west of 5th avenue (Block 838, Lot 29), Borough of Manhattan, Alt. 1613-49.

574-46-BZ—Vol. II—H.B.R.—1456-1458 South Railroad avenue, east side, 53.96 ft. south of Rose avenue (Block 4212, Lot 43), New Dorp, Borough of Richmond, Amendment to Alt. 321-49.

901-38-BZ—Vol. II—H.B.M.—154-156 West 56th street,

south side, 175 ft. east of 7th avenue (Block 1008, Lots 57 and 58), Borough of Manhattan, Alt. 1544 and 1545-49.

654-27-BZ—Vol. II—H.B.B.—630 Foster avenue and 848-860 East 7th street, southeast corner (Block 6494, Lot 8), Borough of Brooklyn, Alt. 2920-49.

512-29-BZ—Vol. II—H.B.Q.—173-02 to 173-10 64th avenue and 61-05 to 61-13 Fresh Meadow lane, southeast corner (Block 6902, Lots 26 and 30), Flushing, Borough of Queens, N.B. 5034-49.

422-29-BZ—Vol. I and II—H.B.B.—620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn, N.B. 178-47.

559-47-BZ—Vol. II—H.B.B.—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn, N.B. 698-47.

263-49-BZ—Vol. II—H.B.Q.—100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southwest corner (Block 3170, Lot 31), Forest Hills, Borough of Queens, N.B. 755-49.

871-38-SM—Dardalet Self-Locking Rivet Bolts—manufactured by Lock Thread Corp.; Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct. 25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov. 8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31

CALENDAR

Last Publication in Bulletin

Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept.	27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Nov.	29, 1949—Vol. 34, No. 48
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 6, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 6, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

627-49-BZ—Application, August 5, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubricatorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

548-48-BZ--Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 13/4 inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler,

applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

687-49-BZ—Application, October 5, 1949, under sections 7c, 7i, 7e and 7h of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Village Chevrolet Company, Incorporated, owner, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced; premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

569-49-BZ—Application, July 27, 1949, under section 7e of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Louise K. Wein, Alfred L. Heil and Marion J. Goss, owners, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district; premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

172-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Ida Salzman, applicant and owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted; premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

686-49-BZ—Application, September 30, 1949, under section 7h of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Murray Hill Construction Corporation, owner, (Grand Service Station, Incorporated, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage); premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

752-29-BZ—Vol. III—Application of Paul Friedman, applicant on behalf of Nathan Frischling, owner, reopened October 25, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years, (previously granted by the Board the parking and storage of more than five motor vehicles); premises 8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

27-34-BZ—Vol. II—Application of Simeon Heller, applicant on behalf of Katherine Pivar, owner, reopened May 17, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, (previously denied by the Board under section 21), lubricatorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen years; premises 72-02 57th

CALENDAR

avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

220-44-BZ—Vol. III—Application of Imre Chairman, applicant, on behalf of Mario Mero, owner, reopened October 26, 1948, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owners' cars within building (previously granted by the Board) to a five car non-storage garage in basement and repair shop on first floor and warehouse on second to fourth floors, fifth floor to be vacant; premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

371-49-A—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

598-49-BZ—Application, August 12, 1949, under section 7d of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Nunick Realty Company, owner (Harry Locker, lessee), to permit in a residence use district, the erection and maintenance of a Class B multiple dwelling to be used as a hotel; premises 125 Beach 128th street and 120 Beach 129th street, north side of Ocean front from Beach 128th street to Beach 129th street (Block 768, Lot 41), Belle Harbor, Borough of Queens.

739-49-BZ—Application, October 19, 1949, under sections 7e and 7A of the zoning resolution of Joseph B. Klein, applicant, on behalf of Abraham Weisinger and Noreen Weisinger, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection; premises 232-20 Northern boulevard and 45-02 to 45-08 23rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

747-49-BZ—Application, October 17, 1949, under section 7e of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Greenwich Associates, owner, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of Class 3 multiple dwelling; premises 156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

425-49-SA—Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M, GB-P200N.

741-48-SA—Majestic 140° Petroleum Solvent Cleaning Unit.

148-49-SA—Brule Gas Fired Incinerator—Model M-1.

1140-48-SA—Hupp Console Cup Cold Drink Machine.

351-49-SM—Steel—Strong Post; 3½" Diameter—11 gauge.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 6, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 6, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

713-49-A—2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (1st floor); (Block 269, Lot 10),

Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Deerfield road).

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens, (reopened September 28, 1948).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

751-49-A—37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens.

665-49-A—1514-1530 Broadway, northeast corner of West 44th street, (Block 997, Lots 1, 6, 54 and 57), Borough of Manhattan.

712-49-A—271-04 78th avenue, southeast corner of Langdale street, (Block 8688, Lot 35), Bellerose, Borough of Queens.

738-49-A—141 East 44th street, north side, 75 ft. east of Lexington avenue, (Block 1299, Lot 43), Borough of Manhattan.

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

596-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 601 Letterts avenue, north side, 329 ft. 6 in. east of Kingston avenue (2nd floor); (Block 1326, Lot 66), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 13, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

666-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant on behalf of Georgian Estates, Inc., owner, to permit in a residence use district, D area, erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to

CALENDAR

109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicant, on behalf of Philip Vinticinquo, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

1241-25-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corp., owner, reopened November 9, 1949, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry, on an existing gasoline selling station (previously granted by the Board); premises 5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

379-32-BZ—Application of Julius Bleich, applicant, on behalf of Estate of Louise R. Burbank, owner (Frank Galasso, lessee), reopened November 22, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop; premises 1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx.

382-46-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Brookshire Realty Corporation, owner, reopened October 4, 1949, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, sale of accessories and office for a term of fifteen years (previously granted by the Board for a term of years as auto showroom, repairs and servicing of cars and one gasoline pump); premises 74-02 to 74-16 Queens boulevard, south side, 199 ft. west of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens.

196-49-BZ—Application, March 18, 1949, under sections 7f, 7i and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

233-49-BZ—Application, March 29, 1949, under section 21 of the zoning resolution, of Sellig and Finkelstein, applicants on behalf of Ruby Tomber Ain, owner, to permit in a residence use, D 1 area district, the erection of an accessory garage without the required set-back; premises 2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

701-49-BZ—Application, September 28, 1949, under section 21 of the zoning resolution, of Charles B. Meyers, applicant, on behalf of Congregation Rodepli Sholom, owner, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard; premises 7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

702-49-A—7-21 West 83rd street, north side, 150 ft. west of Central Park West, (5th floor, main roof and penthouse), (Block 1197, Lot 20), Borough of Manhattan.

727-49-BZ—Application, October 17, 1949, under sections 7f and 7h of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of the plot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

728-49-BZ—Application, October 18, 1949, under sections 7f and 7i of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Parland Realty Corporation, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 114-10 Farmers boulevard, west side, block bounded by south side Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens.

736-49-BZ—Application, October 11, 1949, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Bernard Plains Corporation, owner, to permit in a business use, C area district, the extension to existing building (stores) using more than the area permitted; premises 2151-2159 White Plains road, west side, 112 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx.

737-49-BZ—Application, October 11, 1949, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Rian Builders, Incorporated, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 1967-1973 Westchester avenue, north side, 200 ft. west of Pugsley avenue (Block 3930, Lot 64), Borough of The Bronx.

746-49-BZ—Application, October 15, 1949, under sections 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Carolyn Z. Koch, owner, (Koch Service Company, lessee), to permit in a business use district, the change in occupancy from car salesroom, five car garage and stores, to motor vehicle repair shop, five car garage and stores; premises 4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owners, (Edward J. Fahey and William J. Smith), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises

CALENDAR

17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth Avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Georgian Estates, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

559-47-BZ—Vol. II—Application of Ralph E. Leff, applicant on behalf of Ace Automobile Sales Co., Inc., owner, reopened November 29, 1949, for consideration as to amendment of resolution and consideration of revised plans—re Application, previously granted on condition under sections 7e, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubricatorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles, in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted); premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

655-49-SA—Hercules 140° F. Unit (to process clothes in dry cleaning).

348-47-SM—Fibrespray (Sprayed Asbestos) Sound and Thermal Insulation.

447-49-SM—Williamsburg Patent 1½ Hour Test Hollow Metal Door.

508-49-SM—J. H. Thorpe & Co., Inc. Nylon Taffeta—Pattern No. 71031.

507-49-SM—J. H. Thorpe & Co., Inc. Nylon Damask—Pattern No. 15174.

550-49-SM — New Doevel Cotton Velour Fabric and Velda Cotton Fabric, Flameproofed.

1105-48-SA—ABC Oil Burner, Model 52A — Reopened July 19, 1949 re amendment of resolution the marketing under name of Kleen-Heat Oil Burners, Model 77A, and to be marketed by Kleen Heet, Incorporated; also the Norge Oil Burner, Model COB-12, to be sold by the Norge Heat Division of the Borg-Warner Corporation and the Burnham Oil Burner Model 52-A by the Burnham Corporation, Boiler Division, Irvington, New York.

570-49-SM—Piedmont Cotton Velour, Model Nos. 9, 6, 24, 26 and 27, Flameproof.

592-49-SM—Quality Concrete Brick.

199-39-SM—Celotex One-Half Inch Fibre Board Sheathing (re amendment of resolution; previously approved for a term expiring January 1, 1950).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

298-49-A—5286 Sycamore avenue, east side, 158.30 ft. south of West 254th street (Block 3424, Lot 392), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Sycamore avenue).

327-49-A—625 West 252nd street, west side, 225.15 ft. east of Independence avenue (Block 3424, Lot 159), Borough of The Bronx, (under section 35, General City Law re bed of mapped street—Blackstone avenue).

593-49-A—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

734-49-BZ—Application, October 18, 1949, under section 7e of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Henry H. Brockman, Dorothy B. Brockman, Christian J. Brockman and Dietrich A. Brockman, owners, to permit in a residence use district, the construction of a drive-in theatre and the erection and maintenance of an accessory building to be used as a ticket booth, a projection room, a welfare room and refreshments, and to erect and maintain an electric sign and a screen structure, for a term of fifteen years; premises 151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Blocks 114-35 and 114-36, Lots 14, Block 114-37, Lots 47 and 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67 and 114-68, Lots 1), Ozone Park, Borough of Queens.

735-49-A—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Lot 28, Blocks 114-35, 114-36, Lots 14, Block 114-37, Lot 47, Block 114-47, Lot 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67, 114-68, Lots 1), Ozone Park, Borough of Queens, (under section 35, General City Law—re bed of mapped streets—86th to 90th streets and 153rd and 155th avenues).

916-48-BZ—Application, October 8, 1948, under section 21 of the zoning resolution, of Henry V. Murphy, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the erection of more than one building on a lot; premises Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (South Beach Houses), (Blocks 3244 and 3245, and part of Block 3243), South Beach, Borough of Richmond.

917-48-A—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Building Nos. 6 and 7); (Blocks 3244 and 3245, and part of Block 3243), South Beach, Borough of General City Law—re buildings not fronting on legal streets).

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

627-26-BZ—Vol. II — Application of Henry Nordheim, applicant, on behalf of Park Office Building Corp., owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage

CALENDAR

to factory and storage; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

344-33-BZ—Vol. III — Application of Lama, Proskauer and Prober, applicants, on behalf of Nicholas Scandore, owner, reopened September 13, 1949, under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts); premises 1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

602-47-BZ—Vol. III—Application of William A. Lacerenza, applicant, on behalf of Atlantic Warwick Corp., owner, (Novocol Chemical Manufacturing Co., lessee), reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee; premises 243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

794-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease); premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

333-49-BZ—Application April 28, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Katherine Pivar, owner, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse; premises 86-29 112th street, east side, 229 ft. north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

506-49-BZ—Application June 7, 1949, under section 7f of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Anna L. Friedman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium and office (previously denied by the Board); premises 100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 and 14 and 60-62), Corona, Borough of Queens.

148-33-BZ—Vol. III — Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened April 5, 1949, under sections 7h and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores; premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

1339-27-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Harry Weedler, owner, reopened June 2, 1948, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry, lubritorium and motor

vehicle repair shop, with curb cuts and entrance more than permitted distance from intersection (previously denied under section 21 and previously withdrawn under section 7f); premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

492-29-BZ—Vol. IV—Application of Lawrence M. Rothman, applicant, on behalf of Theodore Brothers Corporation, owner, reopened May 3, 1949, under section 21 of the zoning resolution, to permit in a residence use district, the continuation on first floor of existing multiple dwelling, a limited business occupancy facing Grand Concourse and boulevard (previously granted by the Board for a temporary period—expired December 23, 1943); premises 2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

426-37-BZ—Vol. III—Application of George Edward Beatty, applicant, on behalf of Roman Catholic Church of St. Francis DeSales, owner, reopened July 12, 1949, under section 21 of the zoning resolution, to permit in a residence use El area district, the extension in the rear of existing building a fireproof lean-to storage room extending into the required rear yard, and the extension in front within required set back to enclose existing stairs at main entrance and to rearrange existing stairs and create extra office space; and the vertical extension on existing roof using more than the area permitted (previously granted by the Board, the extension of existing building in excess of area permitted); premises 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street, and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens.

802-40-BZ—Vol. II—Application of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, reopened September 13, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

30-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Moe Friedel, owner, reopened September 27, 1949, under sections 7c, 7e 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of accessory building of existing gasoline service station, to include boiler room, lubritorium, auto-laundry, motor vehicle repair shop, sale of accessories and office, and to permit the parking and storage of more than five motor vehicles (previously withdrawn), and to permit curb-cuts more than the permitted distance from the intersection; premises 1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

1076-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Coberta Realty Corporation, owner, reopened November 22, 1949, under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, brake service and the parking and storage of more than five motor vehicles (previously granted by the Board, for the construction of a garage for more than five motor vehicles for a term of fifteen years); premises 190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan.

657-49-BZ—Application, September 13, 1949, under sections 7e, 7f and 7i, of the zoning resolution, of Max

CALENDAR

Horn, applicant, on behalf of Ruth Harris, owner, to permit in a residence and business use district, the extension of existing garage and to permit the maintenance of a motor vehicle repair shop and the washing of cars; premises 92-02 to 92-08 Rockaway Beach boulevard, northwest corner of Beach 92nd street (Block 578, Lot 16), Rockaway Beach, Borough of Queens.

732-47-SM—Atco Flameproofing Compound.

967-47-SM—Douglas Fir Plyscord (plywood sheathing).

496-49-SA—Burn-Rite Burner, Model A, Gun Type High Pressure Burner.

625-47-SM—Vinylite Brand Color Coated Plastic Sheet-
ing, Type RCL, reopened October 11, 1949, re amend-
ment to resolution to use and permit the marketing of
this product by the Deco Plastics, Incorporated of
Louisville, Kentucky as Kalestron.

205-48-SM—Formica (Decorative Surface Covering).

575-49-SM—F. Schumacher & Company, Nylon Woven
and Printed Fabrics (Flameproof Fabrics).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday afternoon, December 20, 1949, at 2 o'clock in
Room 1013, Municipal Building, Manhattan, on the following
matters:

731-49-A—84-21 Elmhurst avenue, north side, 149.89 ft.
east of Broadway (Block 1518, Lot 76), Elmhurst, Bor-
ough of Queens.

299-44-A—Vol. II—356 Castle Hill avenue and 2200 Nor-
ton avenue, southeast corner (Block 3486, Lot 24),
Borough of The Bronx. (reopened October 18, 1949).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, January 10, 1950, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

324-29-BZ—Vol. II—Application of George P. Ames,
applicant, on behalf of May R. Hamilton, owner, (Joseph
C. Gessner, lessee), reopened December 14, 1948, under
sections 21, 7a, 7b and 7c of the zoning resolution, to
permit in a residence and local retail use district, the
reconstruction and enlargement of accessory building on
existing gasoline service station (previously granted by
the Board), to be used as a brake, battery and tire serv-
ice, car washing, lubrication and sale of auto parts and
accessories; premises 231-06 Northern boulevard, south-
east corner of 231st street (Block 8164, Lots 22 and 27),
Bayside, Borough of Queens.

623-49-BZ—Application, August 5, 1949, under sections
9A and 21 of the zoning resolution, of Theron R. Gallo-
way, applicant, on behalf of Consolidated Edison Com-
pany of New York, Incorporated, owner, to permit in
an unrestricted use, A area and class 1½ height district,
the erection of stacks (3) higher than permitted, within
two miles of the boundaries of La Guardia Airport;
premises east side of East River, 350 ft. north of 20th
avenue at Lawrence Point (Block 850, Part of Lot 1),
Astoria, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw,
applicants, on behalf of South Brooklyn Railway Com-

pany, owner, reopened September 27, 1949, under sections
7e and 7h of the zoning resolution, to permit in a resi-
dence use district, the erection and maintenance of a
business building (store) and parking of motor vehicles
on the unbuilt upon portion of the plot for customers'
and employees' motor vehicles (previously granted by
the Board for parking and storage of more than five
motor vehicles); premises 365-373 Ralph avenue and
2005-2025 Pacific street, northeast corner (Block 1431,
Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lama, Proskauer &
Prober, applicants, on behalf of 1935 Coney Island Ave-
nue Realty Corporation, owner, reopened July 22, 1949,
under sections 7f and 7A of the zoning resolution, to
permit in a business use district, the erection and main-
tenance of an automobile showroom for new and used
cars and a gasoline service station on balance of plot,
with show windows and curb cuts more than the per-
mitted distance from the intersection (previously granted
by the Board a garage for more than five cars); premises
1935-1939 Coney Island Avenue and 1101-1111 Avenue
P, northeast corner (Block 6758, Lots 51 and 52), Bor-
ough of Brooklyn.

249-29-BZ—Vol. II—Application of Gustave Goldman,
applicant, on behalf of Rose Firestone, owner, reopened
July 19, 1949, under sections 7h, 7c and 7f of the zoning
resolution, to permit in a residence and business use
district, the extension of existing building, the extension
in area of existing gasoline service station, (previously
granted by the Board), and the addition of parking and
storage of more than five motor vehicles; premises 2228-
2232 Gerritsen avenue, 3094-3112 Avenue U, southwest
corner and 2119-2131 Brigham street (Block 7370, Lot
10), Borough of Brooklyn.

422-29-BZ—Application of Lama, Proskauer and Prober,
applicants on behalf of Clarence M. Weil and Walmil
Holding Corp., owners (Sinclair Refining Co., lessee),
reopened November 29, 1949 for consideration as to
rehearing by order of the Court—re Application, previ-
ously denied by the Board, under sections 7c and 7i of
the zoning resolution, to permit in a residence and busi-
ness use district, the reconstruction and extension to
existing gasoline service station, auto laundry, lubri-
torium, office and motor vehicle repair shop; premises
620-638 Amboy street, 1333 Linden boulevard, northwest
corner and 605-609 East 98th street (Block 3631, Lots
1 and 5), Borough of Brooklyn.

750-49-A—1202-1210 Avenue P and 1601-1611 East 12th
street, southeast corner (cellar and 2nd floor); (Block
6775, Lot 1), Borough of Brooklyn.

396-49-A—128-132 Diamond street, east side, 95 ft. north
of Norman avenue (Block 2625, Lot 40), Borough of
Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday afternoon, January 10, 1950, at 2 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

680-49-A—3027-3049 West 29th street, northeast corner
of Riegelman Boardwalk (Block 7068-B, Lot 30), Bor-
ough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east
side, from Queens boulevard to Saunders street (Block
3075, Lot 1), Elmhurst, Borough of Queens (under sec-
tion 35, General City Law re bed of mapped street—
Midtown Highway); (reopened April 12, 1949).

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 29, 1949, 10 A.M.

Present: Chairman Murdock, Commisisoners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 15, 1949, were approved, as printed in the Bulletin of November 22, 1949, Vol. 34, No. 47.

ZONING APPLICATIONS.

1241-25-BZ—Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.

SUBJECT—Application reopened November 9, 1949 — re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the addition of lubricatorium and auto laundry, on an existing gasoline selling station (previously granted by the Board).

PREMISES AFFECTED—5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farra-gut road (Block 7969, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 10 A.M., for applicant to file revised plans.

627-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for Park Office Building Corp., owner.

SUBJECT—Application reopened September 21, 1948 — re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage.

PREMISES AFFECTED—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

148-33-BZ—Vol. III

APPLICANT—Solomon Jochnowitz, for Noviak Holding Corp., owner.

SUBJECT—Application reopened April 5, 1949 — re Application (decision of the borough superintendent) under sections 7h and 21 of the Zoning resolution, to permit in the residence use portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees, on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112) Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz and William Sambur.

For Opposition: Fred Stark.

For Administration: Samuel L. Becker, Dep't of of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

344-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1949 — re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to

MINUTES

permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board—re recreation center, bowling alleys, billiard room, ping-pong room, Ice Cream Parlor and Tennis Courts).

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495 Lot 870), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Scandore.

For Opposition: Louis Scheff, Edward Cohen and Emma L. Kcmpler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

602-47-BZ—Vol. III

APPLICANT—William A. Lacerenza, for Atlantic Warwick Corp., owner (Novocol Chemical Manufacturing Co., lessee).

SUBJECT—Application reopened May 10, 1949 — re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee.

PREMISES AFFECTED—243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Jacob D. Ratner.

For Opposition: Rosario Ingargiola and Grace Lamesta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for decision without further argument.

794-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee).

SUBJECT—Application reopened September 13, 1949 — re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Anthony Luccaro.

For Opposition: Edward H. Collier, Thomas W. Lavcna, Rose T. Pisarra, Cecilie Colbertsen, Margaret Flood, Margaret J. Way and Emma McGuire.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M. for further consideration.

289-49-BZ

APPLICANT—William H. Altman, for Conrad Johnson, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit in a business use district, the change in occupancy of a four-car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection.

PREMISES AFFECTED—69-16 to 69-18 Roosevelt avenue and 40-01 to 40-08 70th street, southwest corner (Block 1301, Lots 32 and 33), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: William H. Altman and Conrad Johnson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 10 A.M., for further consideration; applicant to file revised plans.

303-49-BZ

APPLICANT—George Raymond Euell, for Ervin Goodstein, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry.

PREMISES AFFECTED—5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

APPEARANCES—

For Applicant: George R. Euell and Marion R. Levitt.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 10 A.M., for applicant to file revised plans.

333-49-BZ

APPLICANT—Simeon Heller, for Katherine Pivar, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse.

PREMISES AFFECTED—86-29 112th street, east side, 229 ft. north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Herbert E. Matz, Alfred B. Stark and H. Fromweiler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

505-49-BZ

APPLICANT—Emanuel M. Glick, for Anna L. Friedman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium and office (previously denied by the Board).

MINUTES

PREMISES AFFECTED—100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 to 14 and 60-62), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick and Nathaniel C. Saxe.

For Opposition: Charles Katzenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dorian Realty Corp., owner; (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay Road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel and Herman Boslow.

For Opposition: D. G. Paston, Jeanette Andriano, Jessie Dillon, Josephine LaMonte, John Lustig, Mary Lustig, Joseph M. Parrotta and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. Applicant to file a new application for arrangement and use proposed, differing from the proposal upon which application was reopened on July 22, 1949.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1125-23-BZ—Vol. II

APPLICANT—Henry Nordheim, for Chardan Garage, Inc., owner.

SUBJECT—Application reopened June 1, 1949—re Application (decision of the borough superintendent) under section 7c and 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 11), Borough of The Bronx.

APPEARANCES—

For Application: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1125-23-BZ—Vol. II)

WHEREAS, Henry Nordheim for Chardan Garage, Inc., owner, filed May 6, 1949, an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five motor vehicles, affecting premises 3150 Jerome avenue and 1 East 205th street, northeast corner (Block 3322, Lot 1), Borough of The Bronx; and

WHEREAS, this case was reopened as Vol. II on June 1, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on November 29, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 205th street is in residence and business use, B area and Class 1¼ height districts; Jerome avenue and the site are in a business use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1949, acting on amend. to Alt. Applic. 123-49, reads:

"1. Proposed change of occupancy of the storage garage located in a business use district, to a storage garage for more than five motor vehicles and motor vehicle repair shop, is contrary to Board of Standards and Appeals, Cal. 1125-23-BZ, and to Art. 2, Sec. 4(a) 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 90 ft. front by 100 ft. in depth, on which is located a building covering the entire lot, one story, 13 ft. in height, of Class 3 construction, presently used as a storage garage for which certificate of occupancy 1225-24 was issued as public garage; that it is proposed to add the repairing of motor vehicles to the present use of storage garage for more than five motor vehicles; and

WHEREAS, the applicant contends that it is proposed to perform work only on engines, axles, transmissions, generators, and general ignition work, wheel alignment, etc.; that there will not be any body or fender repairs, and no welding or painting; that this request is made for the reason that conditions in the car storage business have changed decidedly due to many car owners preferring to store their cars on parking lots and on gasoline stations, where rates are lower; that thus the large garages have floor space for which they must find a use; that this is the case with this garage; that the floor space proposed to be used for the repair of cars will be in the southeast corner of the garage and confined to not over 25% of the total floor area; that in so far as neighborhood surroundings are concerned, it may be noted that this garage faces the yard of the elevated trackage, storing the subway cars of the Jerome avenue subway; that further north on Jerome avenue is the Water Department pumping station; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7i thereof, for a term of five (5) years, to permit the premises to be also occupied for the repairing of motor vehicles, which shall be carried on in the rear portion of the building and with hand tools only, on condition that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to a building erected prior to the change of zoning; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a new certificate of occupancy shall be obtained.

544-44-BZ—Vol. III

APPLICANT—Siegel and Green, for All States Holding Corporation, owner; Columbia Broadcasting Systems, Inc., lessee.

SUBJECT—Application reopened September 20, 1949—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage and shipping to commercial building for television departments of Columbia Broadcasting System, in lieu of reconversion to garage for more than five motor vehicles.

MINUTES

PREMISES AFFECTED—418-422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, part of Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Norman Ginsberg.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (544-44-BZ—Vol. III)

WHEREAS, Siegel and Green for All States Holding Corporation, owner, Columbia Broadcasting Systems, Inc., lessee, filed September 26, 1949, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage and shipping (previously granted by Board, expired June 20, 1949) from storage and shipping to commercial building for television departments of Columbia Broadcasting System (in lieu of reconversion to a garage for more than five motor vehicles), affecting premises 418 to 422 East 54th street, south side, 294 ft. east of 1st avenue (Block 1365, part of lot 13), Borough of Manhattan; and

WHEREAS, this case was reopened as Vol. III on September 20, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on November 15, 1949, after due notice by publication in the Bulletin, and laid over to November 29, 1949, for further consideration, after applicant has obtained a complete examination of plans in the Department of Housing and Buildings; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in a local retail use, B area and Class 2 height district; East 54th street is in residence and local retail use, B area and Class 2 height districts and the site is in a residence use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1949, acting on Alt. Applic. 1615-49, reads:

"1. Proposal to change use of building from storage and shipping to commercial building for C.B.S. Television Department in a residence use district is contrary to Sec. 3, Art. II, Zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. front by 210 ft. in depth, on which is located a building covering the entire lot, 5 stories, 75 ft. in height, of Class 1 construction, (affected portion 75 ft. front by 100 ft. in depth) used for shipping and storage, presently vacant as term of variance expired June 20, 1949; that it is proposed to use the entire building for television departments of the Columbia Broadcasting System; and

WHEREAS, the applicant contends that the building is equipped with a 100% automatic sprinkler system and an interior fire alarm system; that the existing building is provided with two interior stairways, which stairways will be altered to conform in all respects with the applicable exit requirements for the proposed occupancy; that certain interior alterations are proposed to accommodate the occupancy, as shown on the plans submitted with this application; that the existing building will not be extended in height or area; that the owners have found it unsound for economical and practical reasons to restore this former garage use, and now desires to lease this entire building for business uses for certain television departments of the Columbia Broadcasting System, Inc., as specifically noted on the plans filed with this application; that such lease is to terminate on November 30, 1956; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate

case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of ten (10) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received September 26, 1949," five sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements and to the satisfaction of the fire commissioner; that this variance shall continue only so long as the premises are occupied for the purposes as proposed but not to exceed the term as hereinbefore stated; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

186-49-BZ

APPLICANT—Frank V. Laspia, for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-38 to 66-52 Traffic street and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Michael Agusta.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (186-49-BZ)

WHEREAS, Frank V. Laspia for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners, filed March 14, 1949, an application under section 7f of the zoning resolution, to permit in a business use district the maintenance of existing non-storage garage for more than five motor vehicles, affecting premises 66-38 to 66-52 Traffic street, and 64-44 Palmetto street, southwest corner (Block 3617, Lot 28) Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on November 9, 1949, after due notice by publication in the Bulletin, and laid over to November 29, 1949, for decision without further argument; applicant to submit additional information; and

WHEREAS, the district maps accompanying the zoning resolution show that Palmetto street is in residence and business use, C area and Class 1 height districts; Traffic street is in business and unrestricted use, C area and Class 1 height districts, and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1949, acting on Alt. Applic. 333-49, reads:

"3. A garage for more than five motor vehicles in a business use district is contrary to Art. 2, Sec. 4, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 135 ft. 5 in. front by 101 ft. 8 in. in depth, triangular, on which are located two structures housing 14 motor vehicles, for which a certificate of occupancy No. 3360-22 (N.B. 14-22) was issued for five garages permitted under N.B. Application 14-22; and

WHEREAS, no certificate of occupancy were issued for

MINUTES

other garages permitted under N.B. 11216 of 1921 and N.B. 11217 of 1921; and

WHEREAS, the applicant contends that the property is improved with non-storage garages erected under approval numbers N.B. 11216-1921 for 5-car garages, N.B. 11217-1921 for 5-car garage and N.B. 14-1922 for 5-car garage; that certificate of occupancy dated May 1, 1922, copy No. 3360 was the only one issued by the Department of Housing and Buildings; that the property was inherited by the present owners; that on September 30, 1947 the new owners received an order, No. 10248-LC, from the fire department to file a certificate of occupancy from the Department of Housing and Buildings; that this was the first time the new owners were aware of the fact that the premises were illegally occupied because to their knowledge the premises were legally occupied due to the approved plans and certificate held in their possession; that these garages are rented and serve property owners in the immediate vicinity and are not of an adverse influence to the community; and

WHEREAS, it appears that permits were originally issued contrary to the requirements of the zoning resolution; and

WHEREAS, the Fire Department has no record of garages for more than five motor vehicles; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f thereof, for a term of ten (10) years, to permit the garage buildings as proposed and as indicated on plans filed with this application marked "Received March 14, 1949," three sheets, and November 18, 1949," one sheet, showing the Housing and Buildings Application numbers under which the garage buildings were originally permitted *on condition* that the existing curb cuts shall be subject to a proper permit issued by the Department of Housing and Buildings and shall not exceed two (2) curb cuts each not over 25 ft. in width, so located as to give proper access to the premises; that all other curbing and the sidewalk shall be restored to the satisfaction of the borough president; that in the space between the garages at the westerly lot line there shall be erected a woven wire fence of the chain link type not less than 6 ft. in height; that in all other respects the buildings shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy superseding the previously issued certificate shall be obtained; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

187-49-BZ

APPLICANT—Frank V. Laspia, for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Michael Agusta.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (187-49-BZ)

WHEREAS, Frank V. Laspia, for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners, filed March 14,

1949, an application under section 7f of the zoning resolution, to permit in a business use district, the maintenance of an existing non-storage garage for more than five motor vehicles, affecting premises 66-02 to 66-14 Traffic street and 64-20 Gates avenue, southwest corner (Block 3616, Lot 15), Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 9, 1949, after due notice by publication in the Bulletin, and laid over to November 29, 1949, for decision without further argument; applicant to submit additional information; and

WHEREAS, the district maps accompanying the zoning resolution show that Gates avenue is in residence and business use, C area and Class 1 height districts; Traffic street is in business and unrestricted use, C area and Class 1 height districts; and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1949, acting on Alt. Applic. 332/49, reads:

"3. A garage for more than five motor vehicles in a Business use district is contrary to Art. 2, sec. 4, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 135 ft. 5½ in. front by 104 ft. 1 in. in depth (triangular), on which are located 18 one-car garages in three units for which Certificates of Occupancy No. 2775-21 (NB 4432/41), No. 7900-24 (NB 18652-23) and No. 7899-24 (NB 18659-23) have been issued stating, "Garage"; and

WHEREAS, the applicant contends that this property was improved by Messrs. Burns and Peter Schneider, co-owners; that they erected non-storage garages in two 5-car units and one 3-car unit; that upon their demise the property was inherited by Mrs. Burns, Miss Schneider and Mrs. Tierney; that on August 21, 1947, the new owners received an order No. 9900-LC from the Fire Department to file certificate of occupancy from the Department of Housing and Buildings; that this was the first time the new owners learned the premises were illegally occupied, because to their knowledge the premises were legally occupied due to approved plans and certificates in their possession; that these garages are rented and serve property owners in the immediate vicinity and are not of an adverse influence to the community; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f thereof, for a term of ten (10) years, to permit the continuance of the existing garages as proposed and as indicated on plans filed with this application marked "Received March 14, 1949," three sheets, and marked "Received November 18, 1949," one sheet, *on condition* that the existing curb cut to the premises shall be subject to a proper permit issued by the Department of Housing and Buildings of the width as shown; that the sidewalk and curbing shall be restored to the satisfaction of the borough president; that in the space between the existing garage and the adjoining building to the west there shall be erected a substantial woven wire fence of the chain link type not less than 6 ft. in height; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy for the entire arrangement shall be obtained superseding all existing certificates; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

193-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Application reopened October 25, 1949—re Application —(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution.

MINUTES

to permit in a residence and business use, C area district the extension of an existing building (stores) using more than the area permitted and to permit egress from stores through the residence use portion of the plot (previously withdrawn).

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue and 744-750 East 31st street, northeast corner (Block 7558, Lots 35 and 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Barrera, Alfred A. Lama, Nathan B. Bernstein and Robert L. Meruk.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (193-49-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Robert L. Meruk, owner, filed October 25, 1949 an application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension of an existing building (stores) using more than the area permitted, affecting premises 1555-1567 Flatbush avenue and 2153 to 2155 Nostrand avenue and 744-750 East 31st street, northeast corner (Block 7558, Lots 35 and 76), Borough of Brooklyn; and

WHEREAS, Vol. I was withdrawn on October 25, 1949, at which time this case was reopened as Vol. II; and

WHEREAS, a public hearing was held on November 15, 1949, after due notice by publication in the Bulletin, and laid over to November 29, 1949, for applicant to file plan, showing landscaping proposed, etc.; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue, Flatbush avenue and the site are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated October 7, 1949, acting on Alt. Applic. 3383-48 reads:

"2. (Revised) Proposed extensions to occupy 100 per cent of surplus lot area which is in Block 7558, Lot 35 located within a 'Business C' area zone is contrary to Art. IV Section 13b of the Zoning Resolution.

"3. (Revised) Egress from business building through Residence Use District is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 137 ft. 10½ in. frontage by 170 ft. in depth, irregular, on which is located a building 137 ft. 10½ in. front by 100 feet in depth, irregular, consisting of eight (8) stores, with the center store having a mezzanine and a second floor, for which C.O. 109423-43 and C.O. 32949-25 were issued; that it is proposed to extend six of the existing stores to the same depth as the center store (95 ft.) by building extensions and occupying the present rear yard; and

WHEREAS, the applicant contends that the present open area total 3929 sq. ft. and it is proposed to occupy 3490 sq. ft. of this area; that it is permissible to occupy 2357 sq. ft. so that the allowable area will only be exceeded by 1133 sq. ft.; that the center portion of these stores now extend to the rear lot line and the proposed extensions will not affect the adjoining properties; that the ground values in this locality are high in price and the present stores are too short to bring adequate income for these values; that the stores are too shallow for present day merchandizing and rentals that now must be requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under sections 7c and 21 thereof, to permit the extension of the building within the business use portion of the plot only, substantially as proposed and as indicated on plans filed with this application marked "Received October 11, 1949," eight sheets, on condition that the building shall not be further increased in height or area; that the adjoining vacant plot fronting on East 31st street with a frontage of 60 ft. as shown shall be used solely for exit from the existing building through to East 31st street and not for any other use and are landscaped with suitable planting and protected with fences on the lot lines and with a walk from the building exit to East 31st street as indicated on revised plan marked "Received November 23, 1949"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 194-49-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

325-49-BZ

APPLICANT—Albert E. Wheeler, For Paul Podell, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use district, the erection and maintenance of a dwelling without the required side yard.

PREMISES AFFECTED—5214 Netherland avenue, east side, 103 ft. north of West 252nd street (Block 3424, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert E. Wheeler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (325-49-BZ)

WHEREAS, Albert E. Wheeler, for Paul Podell, owner, filed April 11, 1949, an application under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of dwelling without the required side yard, affecting premises 5214 Netherland avenue, east side, 103 feet north of West 252nd street (Block 3424, Lot 11), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on November 29, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 252nd street, Netherland avenue and the site are in a residence use, F area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1949, re amendment to N.B. Applic. 487-47, reads:

"2. A 4'-1" side yard in an 'F' district is contrary to Article IV, Section 18-b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

MINUTES

of a plot 50 ft. front by 89.83 ft. in depth (irregular) on which is located a building 38 ft. front by 27 ft. in depth, 2½ stories, 23 ft. in height of Class 4 construction, to be used as a one-family dwelling; and

WHEREAS, the applicant contends that due to an error in the building line survey, the building was erected to a line within 4 ft. 1 in. of the southerly line, reducing the side court 11 inches below the zoning requirements; that this error was not discovered until a survey was made of the adjoining property; that an attempt was then made to purchase an additional foot, but the adjoining owner preferred not to sell any land; that he did, however, erect a retaining wall on his own property one foot south of the property line, so in effect there is actually a court yard 5 ft. 1 in. in width; that the building to the south is about 28 ft. south of the property line and the one to the north has more than the required clearance; that no other buildings are contemplated; that the building in question is a one-family house, 38 ft. wide by 27 ft. deep, two stories and basement with livingroom, diningroom, kitchen, dinette and lavatory on the first floor; three bedrooms and two baths on the second floor; that there is a garage and playroom in the basement; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the continuation of the side yard as proposed less than the required width, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

358-49-BZ

APPLICANT—Koch and Wagner, for Joseph, James and Frank Gatti, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension of business use into residence use portion using more than the area permitted.

PREMISES AFFECTED—1406-1408 West 5th street, west side, 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15) Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry L. Yakel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (358-49-BZ)

WHEREAS, Koch and Wagner for Joseph, James and Frank Gatti, owners, filed May 10, 1949, an application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension of a business use into the residence use district, using more than the area permitted, affecting premises 1406 to 1408 West 5th street, west side, 24 ft. 8½ in. and 44 ft. 8½ in. south of 65th street (Block 6579, Lots 14 and 15), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 9, 1949, after due notice by publication in the Bulletin, and laid over

to November 29, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 65th street is in a business use, C area and Class 1 height district; West 5th street and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1949, acting on Alt. Applic. 1203-49 and 1204-49, reads:

"1. Proposed extension exceeds the permitted area coverage in a C area district and is contrary to Art. 4, Sec. 13b of the Zoning Resolution.

2. The extension of a business into a residence use district on a lot that is partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. front by 100 ft. in depth, on which is located a one and two story building, 14 ft. and 30 ft. in height, of Class 3 construction, presently used as a furniture showroom and two family dwelling, for which Certificate of Occupancy 40534-26 has been issued; that it is proposed to extend the building 31 ft. 6 in. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as a furniture showroom, upholstery room and two families; and

WHEREAS, the applicant contends that the existing buildings were erected in 1926 with a one-story extension 19 ft. 6 in. deep and a main two-story building 44 ft. deep, with a rear yard 36 ft. 6 in. deep, under Permit 2842-26 and Certificate of Occupancy No. 40534, dated August 18, 1926, one certificate being issued for both buildings; that these two buildings were altered in 1948 to be used conjunctively on first floor under Permit No. Alt. 395—and 396 of 1948; that the southwest corner of the rear yard is located partly in a residence area district and the total area of the existing rear yard is 1460 sq. ft.; that it is proposed to occupy approximately 86.3% of this area, which is necessitated by reason of providing additional workable area due to increase and expansion of the owners' business which is located on the premises; that the proposed extension will be built of cinder concrete blocks, painted on the outside with waterproof cement; with approved ¾ hour test glass block openings in the north, south and west walls, 6 ft. 6 in. wide and 6 ft. 6 in. high, skylight on roof 6 ft. by 12 ft., and 2 ft. high parapets on all sides; that the entire floor area of both buildings on the 1st floor will be used for furniture show rooms with the new extension being used for the repair and reupholstering of furniture; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship and that the building should not be extended in area beyond the area permitted under section 19 sub. par. e.

Resolved, that the decision of the borough superintendent dated April 25, 1949 acting on Alt. Applic. 1203-49 and 1204-49 be and it hereby is affirmed and the application be and it hereby is denied.

609-49-BZ

APPLICANT—A. H. Salkowitz, for Reliable Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with a business entrance more than the permitted distance from the intersection.

MINUTES

PREMISES AFFECTED—72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Harry Steingard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition of **THE VOTE**—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (609-49-BZ)

WHEREAS, A. H. Salkowitz for Reliable Corporation, owner, filed August 25, 1949 an application under section 7f and 7A of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with a business entrance more than the permitted distance from the intersection, affecting premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on November 9, 1949 after due notice by publication in the Bulletin, and laid over to November 29, 1949, for inspection and decision, without further argument; applicant to furnish additional information and revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 72nd street is in residence and business use, B area, class 1½ height districts; Northern boulevard and the site are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated October 6, 1949 acting on N.B. Applic. 3952-49, reads:

"1. The reconstruction of a gasoline selling and automobile service station in a business use district is contrary to Art. 2, Sec. 4, B.Z.R.

2. A business entrance located more than 25' from the business side of a lot which abuts a residence use district, is contrary to Sec. 7-A, B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a building 15 ft. by 20 ft., one story, 8 ft. 6 in. in height, of class 3 construction, for which Certificate of Occupancy 25731-42 (Alt. 430-42) has been issued for gasoline service station, office and parking of more than five motor vehicles erected when the plot was zoned for unrestricted use; that it is proposed to demolish the existing building and replace it with a building 78 ft. 6 in. front by 30 ft. in depth, one story, 15 ft. in height, of class 3 construction, to be used as an accessory building to the gasoline service station; existing curb cuts to remain as at present; and

WHEREAS, the applicant contends that the new building is to be of Class 3 construction, built of 8 in. approved solid masonry, on 12 in. poured concrete foundation, steel roof girders and wood roof beams, roofing boards and ruberoid roofing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f and section 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district requirements of the zoning resolution, and that the application be and it hereby is granted under section 7f and 7A thereof, to permit the reconstruction and alteration of the lawfully existing gasoline service station substantially as proposed and as indicated on revised plans marked "Received November 25, 1949," four sheets, and plot plan marked "Received August 25, 1949," one sheet, on condition

that all existing buildings shall be removed from the premises and the premises shall be reconstructed and rearranged substantially as indicated on such revised plans; that the accessory building shall comply with the requirements of the building code in all other respects; that the area on the plot to the south of the accessory building shall be landscaped as proposed with no openings therein except a gate for access; that along the southerly and easterly lot lines there shall be constructed a woven wire fence of the chain link type erected on a masonry base to a height of not less than 1 ft. with a total height of not less than 5 ft. 6 in.; that along the fence to the east there shall be maintained a landscaping for a width of not less than 5 ft. properly protected with concrete curbing; that pumps shall be not nearer than 10 ft. to the street building line; that where not occupied by the accessory building, planting and pumps, the balance of the premises shall be surfaced with concrete or asphalt or other reasonably impervious surfacing; that curb cuts shall be restricted to two (2) curb cuts to Northern boulevard, each not over 15 ft. in width, and two (2) to 72nd street not over 15 ft. in width, and so located as to give proper access from 72nd street; that no curb cut shall be nearer than 5 ft. to the street or side lot lines as prolonged; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps excluding all roof and temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that sidewalks and curbing surrounding the premises shall be restored to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the accessory building shall be arranged for the purposes as indicated including a lubritorium, washing, office and storage in connection with the business; that the boiler room shall be separated from the balance of the building by fire-proof construction and shall be enterable only from the exterior; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

612-49-A

APPLICANT—Lama, Proskauer and Prober, for Chapman's Dock Company, owner (Composition Material's Co., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED — 1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD — Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

568-49-A

APPLICANT—Irving M. Fenichel, for Dorian Realty Corp., owner; (Brighton Laundry Co., Inc., lessee).

SUBJECT — Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay Road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel and Herman Boslow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal withdrawn in view of withdrawal of 298-48-BZ, reopened July 22, 1949, to consider amendment.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

194-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert L. Meruk, owner.

SUBJECT—Appeal reopened October 25, 1949 — re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue and 744-750 East 31st street, northeast corner (Block 7558, Lots 35 and 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Barrera, Alfred A. Lama, Nathan B. Bernstein and Robert L. Meruk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (194-49-A—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Robert L. Meruk, owner, filed March 16, 1949, an appeal from a decision of the borough superintendent, affecting premises 1555-1567 Flatbush avenue and 2153-2155 Nostrand avenue and 744-750 East 31st street, northeast corner (Block 7558, Lots 35 and 76), Borough of Brooklyn; and

WHEREAS, this case was withdrawn on October 25, 1949, at which time it was reopened as Vol. II, subject to usual procedure, to consider a new proposal; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1949, acting on Alt. Applic. 3383-48, reads:

"3. Comply with Section 6.1.2.4 (4) as to providing remote exits from large store.

4. Proposed extensions will increase area to non-fireproof building to exceed 14,500 sq. ft. which is contrary to Section 4.2.1 of the Building Code."

and

WHEREAS, these objections were repeated in a new decision of the borough superintendent, dated October 7, 1949, acting on Alt. Applic. 3383-48, which is filed under Cal. 193-49-BZ; and

WHEREAS, the applicant states that the building is 1 and 2 stories, 30 ft. in height; 55 ft. by 20 ft., irregular in area at typical floor, 137 ft. 10½ in. by 100 ft. irregular in area at 1st floor, of Class 3 construction; erected 1923; in a business use C area, Class 1¼ height district and used and occupied since 1932—cellar, ordinary, storage and boiler room; 1st floor, stoves and restaurant, 264 persons; mezzanine, office, 2 persons; 3rd floor, office, 3 persons; that no change in use is proposed; that the occupancy of the 1st floor is to be increased to 282 persons; that the building is equipped with one interior iron stairs, 3 ft. 8 in. and 4 ft. in width, masonry enclosed, equipped with fireproof self-closing doors with egress from landing at 2nd floor to 3rd floor roof; and

WHEREAS, the applicant contends that the premises are developed with a Class 3 building consisting of 8 stores; that the 2nd floor is used for toilets and there is a mezzanine in the large center store; that it is proposed to extend 6 ft. of the present stores to the same depth as the large center store by building extensions and by occupying the present rear yard; that the building was erected under N.B. Application 1703-23 and under Alt. 3103-43 a restaurant was installed and a certificate of occupancy, No. 109423 was issued for that use; and

WHEREAS, the applicant contends as to Objection 3, that the present store to which this objection refers, has 3 exit doors at the front and doors at each end of the store which can be considered remote, and contends as to Objection 4, that all of the exterior walls are brick; that all the interior partitions separating the stores, both existing and as proposed, are 4 in. t.c. plastered both sides; that store ceilings are all fire retarded with ½ in. plaster boards, joints pointed with the exception of the center large store cellar ceiling which is completely metal covered; that the partitions separating the cellar areas are masonry and occur at the far points of the center large store cellar area thereby dividing this store group completely in the cellar; that intermediate partitions in the cellar of the smaller stores are frame; that no cellars are proposed under the new extension; that as the proposed extensions will be small in area compared to the present building and as the present building and the proposed extensions are of substantial construction, it is requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 3383-48, objections 3 and 4, be and it hereby is modified and the appeal be and it hereby is granted on condition that the exits shall be maintained as proposed and as shown on plans filed with zoning application, Cal. 193-49-BZ, and in accordance with the requirements of the resolution adopted thereunder; that the partition separating the large central store shall be carried continuously from the cellar to the underneath side of the roof boarding; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 193-49-BZ and that a new certificate of occupancy shall be obtained.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

967-47-SM

APPLICANT—United States Plywood Corporation, owner.

SUBJECT—Douglas Fir Plyscord (plywood sheathing), Approval of.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for further consideration after applicant submits additional information.

918-22-SA

APPLICANT—Williams Oil-O-Matic Division, for Eureka-Williams Corporation, owner.

SUBJECT—Williams Oil-O-Matic Oil Burner, Model HP-3A (reopened September 13, 1949, to include Model A).

APPEARANCES—

For Applicant: S. F. Brown.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (918-22-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 26, 1949

Cal. 918-22-SA

Subject: Amendment of Resolution to include approval of Model "A".

On November 21, 1922 the Board of Standards and Appeals approved the Williams Oil-O-Matic Oil Burner and

MINUTES

from time to time amended the resolution to include Model HP-1, HP-3, HP-3A Sentinel, HP-1 Sentinel. Also Models J, J5, Junior, K, KA, KB and R. and permitted the burner to be marketed under various names, request is made to include Model A. The application was reopened by vote of the Board September 13, 1949.

Description

Model A is similar to Model HP-3A previously approved by the Board except that die castings are now used instead of sand castings; an overload protection is built into the motor. A terminal block for electrical connection instead of a junction box has been provided and the finished color has been changed.

Inspection and Test

The Model A was inspected at 631 Ninth Ave., N.Y.C., and found to differ from Model HP3 as stated with no essential change in the operation. The Model A has been approved by the Underwriters Laboratories, Inc., Misc. Petroleum 1133 App. #48C716.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the further amendment of the resolution of the Board of November 21, 1922 as amended through September 14, 1948 be further amended to include approval of Model A.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 21, 1922, as amended through September 14, 1948, in accordance with the above report.

735-30-SA

APPLICANT—Petroleum Heat & Power Company, owner.
SUBJECT—Petro Oil Burner, Model PCA (reopened October 11, 1949, to include additional model).

APPEARANCES—

For Applicant: Harry T. Hoesel.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (735-30-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 17, 1949.

Re: Cal. 735-30-SA

Subject: Amendment of resolution to include additional model.

Petroleum Heat and Power Company, Inc., New York requested by letter, dated September 23, 1949, that the resolution adopted by the Board on September 15, 1931 under Cal. 735-30-SA be amended so as to include Model PCA. The case was reopened by a vote of the Board October 11, 1949.

Description

The Model PCA is substantially the same as Model P2 (approved by the Board September 15, 1931 under Cal. 735-30-SA). The changes being mainly location of component parts which in no way affect the operation of the burner. The changes are as follows:

1. The motor is located above the center lines of the air tube on Model PCA while on the Model P2 it was located below the center line.

2. The position of the transformer is reversed.

3. The vanes on the air deflector are ahead of the nozzle on the model PCA whereas in Model P2 the vanes are behind the nozzle.

4. The volume of air is controlled by the shutter or the fan inlet on the Model P2 whereas in the model PCA it is located on the fan inlet.

Recommendation

On the basis of inspection showing that the changes are mainly changes in location of component parts, the Committee on Test recommends that the resolution adopted September 15, 1931 under Cal. 735-30-SA be amended to include the approval of Model PCA on condition that the requirement of the resolution adopted September 15, 1931 under Cal. 735-30-SA be complied with.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 15, 1931, in accordance with the above report.

1043-40-SA

APPLICANT—Theo Valjean, for Duo-Therm, Division of Motor-Wheel Corporation, owner.

SUBJECT—Duo-Therm Water Heater, Models 30, 40, 60 and 90 (reopened March 29, 1949, re additional models).

APPEARANCES—

For Applicant: Theo. Valjean.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1043-40-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 13, 1949

Cal. 1043-40-SA

Subject: Amendment of resolution of December 10, 1940 Approving the Duo Thermo Water Heater, Model No. 16 to include approval of Models 30, 40, 60 and 90.

The Board of Standards and Appeals on December 10, 1940 approved the Duo-Thermo Water Heater Model No. 16 for use in New York City. Request was made for amendment of the resolution and the application was reopened by vote of the Board March 29, 1949.

Description

Duo-Thermo Water Heater, Models 30, 40, 60 and 90 are similar in construction to Model No. 16 approved by the Board on December 10, 1940, except that the water tank storage capacity is greater and the burner in Model No. 90 is larger. Model No. 30 has a water tank storage capacity of 15 gallons; Model No. 40 of 18 gallons; Model No. 60 of 30 gallons, and Model No. 90 of 45 gallons; and there is some slight difference in the outside shell styling and Model

MINUTES

No. 90 has a larger size burner. The controls and oil supply are the same.

Inspection and Test

These models were investigated by the Committee on Test and found to be constructed and operated similar to Model No. 16 approved by the Board on December 10, 1940. Present at this investigation were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Theo. Valjean, representing the applicant.

Recommendation

On the basis of the investigation and the data submitted by the applicant, the Committee on Test recommends the amendment of the resolution of December 10, 1940 to include the approval of the Duo-Thermo Water Heater, Models No. 30, 40, 60 and 90, provided the requirements of the resolution of December 10, 1940 be complied with, and that the thermostat determining the temperature of the water be set so that such temperature shall not exceed 160° F. and that a pressure relief valve be provided to release at 85 lbs. pressure.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 10, 1940, in accordance with the above report.

637-49-SM

APPLICANT—United States Plywood Corporation, owner.

SUBJECT—Flexwood (wall covering), approval of.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (637-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 11, 1949

Re: Cal. 637-49-SM

Subject: Flexwood (Wall Covering) Approval of.

United States Plywood Corporation, New York City filed, August 23, 1949, an application with the Board of Standards and Appeals for approval of the material known as Flexwood (wall covering) under the provisions of C26-178.0; C26-667.7.b and C26-721.0.b Administrative Building Code.

Purpose

This material is to be used as a decorative wall covering as a veneering material.

Description

Flexwood is a wood veneer cut to 1/85" in thickness and glued, under heat and hydraulic pressure, to cotton sheeting with a water-resistant adhesive. The finished product has a total thickness of 0.02 inches. A flexing operation alters the cellular unity of the wood to produce a limp, pliable sheet. This sheet may then be bonded to a dry, smooth incombustible or fire resistive material such as plaster cement, metal, etc. The adhesive used in bonding Flexwood

to the backing is a special composition and is composed essentially of synthetic rubber and a polyvinyl alcohol resin. The product is manufactured in sheets from 12 inches to 24 inches in width and 14 feet in length.

Inspection

Inspection of this material was made at the office of the Board and the material was found to comply with the specifications herein. Present at the test were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and J. A. Fitzpatrick, representing the applicant.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of this material for use as a decorative covering for wall panels; wall coverings and wainscoting as a substitute for wood veneer and wainscoting when bonded to an incombustible or approved fire resistive material for use under the requirements of C26-667.7.b and C26-721.0.b Administrative Building Code provided the material be manufactured and installed in accordance with this report and that the Bill of Lading accompanying the sheets delivered be marked, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 637-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

655-49-SA

APPLICANT — Williams Oil-O-Matic Division, for Eureka Williams Corporation, owner.

SUBJECT—Williams Oil-O-Matic Fifty-Ten Oil Burner, approval of.

APPEARANCES—

For Applicant: S. F. Brown.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (655-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 21, 1949

Cal. 655-49-SA

Subject: Williams Oil-O-Matic Fifty-Ten Oil Burner, approval of.

Williams Oil-O-Matic Division of Eureka Williams Corporation of Bloomington, Illinois filed September 13, 1949, an application with the Board of Standards and Appeals for approval of the Oil-O-Matic Oil Burner Model Fifty-ten under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

For approval of the Oil-O-Matic Sun type low pressure oil burner for conversion and flange mounting.

Description

This is a mechanical draft conversion oil burner suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than #3 U. S. Dept. of

MINUTES

Commerce Standards and consists of a blower housing electric motor 1/10 H.P. 3450 RPM, fan, ignition transformer; an integral fuel unit which consists of a Williams or equal pump, a strainer, a pressure regulating valve and an oil by-pass valve. The fan is a Torrington Sirocco type. The transformer is a Webster or equal 10000 volt. The controls consist of M.H. Relay R 117 a L44 aquastat, a low water cut-off and a pressure trol. The oil capacity is from 3 to 6 gal. per hour.

Inspection and Test

A model of this burner was inspected and tested at 631 Ninth Ave., N. Y. C. Present at the test were Chief Engineer L. V. Huber and John A. Darts, Jr. of the Committee on Test and N. A. Palmer, representative of the applicant.

The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner was provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare-backs or unusual carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 500°, CO₂ content of the flue gases was 9.6%. The burner has been approved by the Underwriters Laboratories, Inc. Misc. Petroleum 102 App. 48C4186.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Williams Oil-O-Matic Fifty-ten Oil Burner for domestic and commercial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 655-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* the appliance, in accordance with the above report.

692-49-SA

APPLICANT—Nineteen Hundred Corporation, owner.

SUBJECT—Whirlpool Domestic Automatic Clothes Washing Machine, Models 81550, 81551, 81560 and 81561, approval of.

APPEARANCES—

For Applicant: Myron D. Rosenthal.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (692-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 1, 1949

Re: Cal. 692-49-SA.

Subject: Whirlpool Domestic Automatic Clothes Washing Machine—Models 81550, 81551, 81560 and 81561, approval of.

The Nineteen Hundred Corporation, St. Joseph, Michigan, filed October 5, 1949 an application with the Board of Standards and Appeals for approval of an appliance known as the Whirlpool Domestic Automatic Clothes Washing Machine, Models 81550; 81551, 81560 and 81561, under the requirements of C26-191.0.a and C26-1277.0.h. as meeting the Anti Siphonage and Drainage requirements of the Administrative Building Code and the Rules of the Board.

Purpose

This appliance is designed to automatically wash and damp dry soiled clothes.

Description

The Whirlpool Domestic Automatic Clothes Washing Machine, Models 81550; 81551; 81560 and 81561, all operate on agitator principle and they are designed for connection to a plumbing system and adjacent to a drain outlet. The Model numbers 81550, 81551 have one pump and one drain while Models 81560 and 81561 have two pumps, two drains and one extra solenoid valve.

Hoses, tested to 500 lbs. for hot and cold water inlet connections are furnished. The water is admitted through a 3/8 inch diameter orifice located a minimum of 1 inch above the highest edge of the funnel at any point. When the water has reached a maximum depth of 12 inches, the water is automatically cut off; the agitator engages and the washing starts. The agitator makes a 3/4 turn and then reverses itself. Following the washing period the agitator stops and the soap water is drained off and the tub rotates at the rate of 500 RPM; the machine then proceeds through the balance of its cycle of washing, rinsing and damp drying.

Inspection

An inspection shows that the Whirlpool Models 81550; 81560; 81551 and 81561 are the same as the Kenmore Domestic Automatic Clothes Washing Machine Model 73520 (approved December 9, 1947 under Cal. 861-47-SA). The Kenmore Domestic Automatic Clothes Washing Machine is made for the Sears Roebuck and Company by the 1900 Corporation and is identical to the Whirlpool Domestic Automatic Clothes Washer with the exception that the Whirlpool has balancing device so as to do away with bolting to the floor and has a square cabinet in order to give a different appearance.

Recommendations

On the basis of the inspection, the Committee on Test recommends the approval of the Whirlpool Domestic Automatic Clothes Washing Machine, Models 81550; 81551; 81560 and 81561, under C26-191.0, as meeting the requirements of Rule 2 of the Submerged Inlet Rules adopted by the Board of Standards and Appeals on February 3, 1939 and as amended December 28, 1942, and as meeting the requirements of C26-1277.0,h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Acquirements:

Water line diameter 2" to 3" slop sink 20" x 24" x 16" deep.
Water line diameter 3 1/2" to 4" slop sink 3' x 3' x 3'.

All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be

MINUTES

one commercial size larger than the branch line header connecting the battery units.

It is further recommended that each unit bear a label reading as follows: "Approved, for use in New York City, by the Board of Standards and Appeals under Cal. 692-49-SA, and that all installation in batteries be submitted to the Department of Housing and Buildings."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HURER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 29, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

377-48-A—Vol. II

APPLICANT—Saul Goldsmith, for Raynin Corporation, owner.

SUBJECT—Application reopened October 25, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (2nd floor), (Block 3335, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (377-48-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1473-1475 (1467-1469 displayed) Gates avenue, north side, 200 ft. west of Irving avenue (Block 3335, Lot 45), Borough of Brooklyn was granted by the Board June 8, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening to consider amendment of the resolution so as to permit the omission of the gate in the rear fence; and

WHEREAS, this variation of the requirements of the Labor Law as cited in a decision of the borough superintendent dated March 29, 1948, acting on Alt. 625-46, objection 1, was granted as to exits, on condition that exits be maintained as indicated on plans filed with such appeal; and

WHEREAS, at the time of the Board's action on June 8, 1948 the applicant proposed to cut a gate in the rear fence as an additional means of egress; and

WHEREAS, the applicant now contends that he voluntarily offered to cut a gate in the rear fence as an addition to all

other exits; that it was not his intention nor did he state to the Board that he would secure the written permission from the adjoining owner; and

WHEREAS, the Board is in receipt of a communication from the adjoining owner in the rear stating that the door in the fence was cut without his previous knowledge or permission and that he would not have approved of such action had he been previously informed of it; and

WHEREAS, under date of November 17, 1949 the applicant filed with the Board a copy of a survey dated November 16, 1949 by the Meserole City Surveying Co. indicating that the fence in question at the rear lot line is entirely within the property of the premises in question in this appeal, the fence being located 6¼ in. south of the lot line at the east and 1 ft. 1¾ in. south of the lot line at the west; and

WHEREAS, the applicant states that since the fence is entirely within the property of the owner on Lot 45, the premises under appeal, there is no question as to the right of the owner of Lot 45 to cut an exit door in the fence; and

WHEREAS, the applicant, under date of November 17, 1949, has filed a survey which shows that the fence and proposed gate are on the owners premises and not on the line between his lot and the adjoining lot in the rear.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 8, 1948, by adding thereto:

"that nothing in this resolution shall prevent the erection of the proposed gate as proposed so long as such gate is constructed and maintained so as to open exclusively on the property of the owner of the premises in question."

586-49-A

APPLICANT—Daniel Moore, for The Park of Edgewater, Inc., owner of land. (John Harrington, lessee of land, owner of building).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Bed of Prentiss (proposed) avenue, 271 ft. north of proposed Miles avenue, Bungalow 7e, (Block 5515, part of Lot 1), Edgewater Camp, Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel Moore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (586-49-A)

WHEREAS, Daniel Moore, for the Park of Edgewater, Inc., owner of land, John Harrington, lessee of land and owner of proposed building, filed August 2, 1949, an application pursuant to Section 35 of the General City Law to permit the erection of a building in the bed of a mapped street (Prentiss avenue), affecting Bungalow 7e, west side of Prentiss avenue, 271 ft. north of Miles avenue, as proposed, Edgewater Camp, (Block 5515, Part of Lot 1), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated July 18, 1949, as to N.B. Applic. 635-49, reads:

"1. Proposed structure in the bed of mapped street is contrary to General City Law 35."

and

WHEREAS, the applicant states the lot is 30 ft. by 60 ft. in area, located in an unrestricted use, A area, Class 1½ height district, partially in the bed of Prentiss avenue as proposed, upon which lot it is proposed to erect a one and a half story, 22 ft. high, Class 3 constructed, one family dwelling, 20 ft. by 40 ft. in area; and

MINUTES

WHEREAS, the applicant contends that the Park of Edgewater, Inc., owns the lands and streets in this area and pays taxes on the entire parcel to the city; that the lessee owns the proposed building to be erected by him and which can be removed by him in accordance with his lease; that the lessee seeks to erect a one and a half story bungalow on the site in question, which lies in the led of a mapped street; that if the owner of the land were unable to use or rent it for building purposes, it would work a serious hardship and prevent a fair return for the property; that all the streets in The Park of Edgewater are private streets maintained by the owner; that there are no proceedings pending or initiated by the city to acquire the streets for use as public streets; that it is requested the Board grant permission for the construction as proposed on condition that in the event the street is acquired by the city, the building shall be removed by the owner without damages for the work contemplated; and

WHEREAS, the applicant contends that The Park of Edgewater maintains its own fire department consisting of two pumping engines, one hose and chemical engine combined; that fire apparatus is of the type used by the city of New York; that there are fire hydrants so located that each bungalow is within their range; that private roads provide necessary access to all bungalows for fire fighting purposes.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 635-49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event a portion of the premises is acquired by the city for street widening that no claim shall be made by the owner or lessee of the building except for the fair value of the land itself to be taken and that the owner or the lessee of the building shall move the building to another location at his own expense.

681-49-A

APPLICANT—Kahn and Jacobs, for 100 Park Avenue, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—100-116 Park avenue, west side, from East 40th street, to East 41st street (Block 1275, Lots 27 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry B. Orhrig and Charles Fresenius.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (681-49-A)

WHEREAS, Kahn and Jacobs, for 100 Park Avenue, Inc., owner, filed August 23, 1949, an appeal from a decision of the fire commissioner affecting premises 100-116 Park avenue, west side, between East 40th street and East 41st street (Block 1275, Lots 27 and 43), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated August 1, 1949, reads:

"In reply to your letter of July 26, 1949, requesting permission to install the proposed interior fire alarm stations, a distance of five ft. four and one-half inches (5 ft. 4½ in.) from the center line of the station to the finished floor, you are advised that the request cannot be granted for the following reason.

Rule 6.5 of the Interior Fire Alarm Rules of the Board of Standards and Appeals specifies that 'All fire alarm stations shall be located five (5) ft. three (3) inches from handle to floor.'

As the Fire Commissioner is without power either to waive or modify any rule of the Board, it is suggested that you present the matter before that body for a decision."

and

WHEREAS, the applicant states the proposed building will be 36 stories, 444 ft. 7 in. in height; 197 ft. 6 in. by 230 ft. in area, Class 1 construction, on a lot 197 ft. 6 in. by 230 ft. in area, in a retail and restricted retail use, B area, Class 2 height district and used and occupied throughout for offices; that the building will be provided with three 5 ft. 8 in. wide fireproof stairs, from roof bulkhead direct to street; and

WHEREAS, the applicant states that it is proposed to install interior fire alarm stations 5 ft. 4½ in. from the center line of the station to the finished floor; and

WHEREAS, the applicant contends that the proposed location, 5 ft. 4½ in. above the finished floor in lieu of the 5 ft. 3 in. distance specified is necessary to clear the marble wainscoat in all elevator lobbies on all floors so that the fire alarm stations will set in the finished plaster walls instead of cutting into the marble cap causing the stations to project above and below the marble in an unsightly manner.

Resolved, that the decision of the fire commissioner dated August 1, 1949, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the Fire Alarm Rules of the Board shall be complied with in all other respects; that the boxes shall not be more than 5 ft. 4½ in. from the center line of station to finished floor.

711-49-A

APPLICANT—Joseph W. Brown, for Cornelius J. Manney, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-08 Norton avenue, north side, 382.92 ft. east of Beach 49th street (Block 420, Lot 19), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Joseph W. Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (711-49-A)

WHEREAS, Joseph W. Brown, for Cornelius J. Manney, owner, filed August 18, 1949, an appeal from a decision of the borough superintendent, affecting premises 47-08 Norton avenue, north side, 382.92 ft. east of Beach 49th street (Block 420, Lot 19), Edgemere, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1949, as to Alt. Applic. 21-49, reads:

"3. Extension of wood frame structure within fire limits must conform to 4.1.5 (d)."

and

WHEREAS, the applicant states that the existing building erected about 1930, is 1½ stories, 19 ft. in height, 20 ft. by 40 ft. in area, of Class 4 construction, on a lot 95 ft. by 125 ft. in area, in a residence use, C area, Class 1½ height district, occupied as a one family dwelling, and proposed to be increased to 36.5 ft. by 53.6 ft. in area, and to be occupied as a one family dwelling; and

WHEREAS, the applicant states that it is proposed to erect a one story extension of stucco on cinder and cement blocks to be used as a garage and a living room and a one story extension 4 ft. 6 in. by 13 ft. as an entry as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that as the extension will be stucco on cinder and cement blocks, it will not create any fire hazard; that the roof of the proposed garage extension will provide an escape from the upper floor where the win-

MINUTES

dows are too small and the sills too high for egress; that the space between the proposed extension and the nearest dwelling will be not less than 35 ft.; and

WHEREAS, plans filed with this appeal indicate that it is proposed to construct Extension A 467 sq. ft. in area and extension B 52 sq. ft. in area for a total of 519 sq. ft. and upon completion of the erection of the extension the total coverage of the plot would be 16%.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 21-49, Objection 3, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the alteration and extension of the building shall be substantially as proposed and as indicated on plans filed with this appeal marked "Received August 18, 1949," (5 sheets), and "November 18, 1949," (1 sheet), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and for occupancy as a single family dwelling; that the existing frame garage at the rear shall be torn down and removed from the premises as proposed.

1045-27-A—Vol. II

APPLICANT—Moritz Simon, for D.A.C. Realty Corp., owner.

SUBJECT—Application for consideration — reopening as Vol. II to consider new decision due to change of Law—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23 West 36th street, north side, 370 ft. west of 5th avenue (Block 838, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Moritz Simon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure to consider new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

550-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Donald M. Hyman, doing business as Baer and Bronner, owners.

SUBJECT—Application for consideration—reopening, acceptance and restoration to calendar—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution—request to reopen denied).

PREMISES AFFECTED—754-756 7th avenue, west side, 41 ft. 6 in. south of West 50th street (5th and 6th floors); (Block 1021, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

22-49-A

APPLICANT—Tech-Art Plastics Co., Inc. (lessee), for George Haupt, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—41-01 36th avenue, northeast corner of 41st street and 35-42 42nd street (1st floor); (Block 670, Lot 47), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

477-49-A

APPLICANT—Kitzler and Nurick, for Isadore Prussack, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1813-1817 Pitkin avenue and 115-125 Christopher avenue, northeast corner, (Block 3710, Lots 34 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

2-49-A

APPLICANT—Henry George Greene, for Prolen Realty Company, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—431 West 37th street, north side, 375 ft. 4 in. east of 10th avenue (Block 735, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mentz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

299-44-A—Vol. II

APPLICANT—Henry Nordheim, for Stamatios Glikos, owner.

SUBJECT—Application reopened October 18, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M., for inspection and decision without further argument.

1095-48-A

APPLICANT—Irene von Horvath, for Martha Washington Associates, owner.

SUBJECT—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street (Block 859, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: William L. Messing.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to January 24, 1950 at 2 P.M., at request of the applicant. The applicant states that plans have been filed with the Department of Housing and Buildings for compliance with Section 67 of the Multiple Dwelling Law and the plans have been approved and contract has been awarded and work is about to commence for compliance with the approved plans.

415-49-A

APPLICANT—2632 Broadway Corporation, owner (Midway Res. Hotel, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome S. Moshman.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to December 6, 1949 at 2 P.M., for receipt of report from Department of Housing and Buildings.

705-49-A

APPLICANT—Morris Whinston, for Mon Kee Corporation, Augustus B. Sbarboro and Stephen J. Pierano, owners (Crossroads Inn, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Whinston and Isidore Weckstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949 at 2 P.M., for applicant to file revised plans.

731-49-A

APPLICANT—A. H. Salkowitz, for Temple Emanuel of Queens, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—84-21 Elmhurst avenue, north side, 149.89 ft. east of Broadway (Block 1518, Lot 76), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, M. H. Goldenkoff, Rabbi Benjamin B. Lowell and Samuel Gellman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M., for inspection and decision without further argument.

ZONING APPLICATIONS

136-45-BZ—Vol. II

APPLICANT—Paul Friedman, for William A. White, Jr., as executor and trustee under will of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application for consideration — reopening re erection of proposed extension — re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection of an automobile showroom and salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard.

PREMISES AFFECTED — 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (136-45-BZ—Vol. II)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom and salesroom and motor vehicle repair shop, incidental to salesroom and showroom, only with driveway entrance more than 25 ft. from Merrick boulevard affecting premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens was granted by the Board May 15, 1945, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 15, 1949, by adding thereto:

"that in the event the owner desires to construct an addition to the building to the east for a width of 20 ft. and a depth of 60 ft. for the placing of cars waiting service as shown on plans marked "Received November 10, 1949" (9 sheets), showing arrangement as approved by the Board on May 15, 1945 and the proposed arrangement, such additional use may be permitted by the borough superintendent if found to be in compliance with the requirements of the zoning resolution, provided that the resolution adopted by the Board on May 15, 1945, shall be complied with in all other respects (N.B. 51-45)."

989-47-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of extension to be used as lubritorium and auto laundry.

PREMISES AFFECTED — 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (989-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, motor vehicle repair shop, accessory store and office, and erection and maintenance of a building to be used as lubritorium and auto laundry, affecting premises 62-06 Northern boulevard, southeast corner of 62nd street (Block 1185, Lot 1), Woodside, Borough of Queens was granted by the Board June 15, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 15, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that in view of statement by the applicant that all the work is completed except the required lot line walls, which will be constructed in accordance with the requirements, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 1576-47).”

361-49-BZ

APPLICANT — Lama, Proskauer and Prober, for Frel Properties, Inc., and Harry Fink, owners (Harry Fink, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to required plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office and permitting the parking of more than five motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (361-49-BZ)

WHEREAS, this application under sections 7f, 7i and 7h of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office, and to permit the parking of more than five motor vehicles waiting to be serviced, and with curb cuts more than the permitted distance from the intersection, affecting premises 74-01 to 74-13 Eliot avenue and 60-69 to 60-77 74th street, northeast corner and 60-76 75th street (Block 2844, Lots 46 and 49), Maspeth, Borough of Queens was granted by the Board November 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 1, 1949, by adding thereto:

“... that the revised plans marked “Received November 17, 1949” (two sheets) are approved as to design and arrangement of the accessory building; that the requirements of the resolution adopted November 1, 1949 shall be complied with in all other respects (N.B. 630-49).”

654-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alamac Distributors, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the change in use of an existing building from a garage for more than five motor vehicles (light commercial trucks and pleasure cars) and storage, previously granted by the Board, to storage garage for more than five motor vehicles, lubrication and auto laundry.

PREMISES AFFECTED—630 Foster avenue and 848-860 East 7th street, southeast corner (Block 6494, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

422-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clarence M. Weil and Walmil Holding Corp., owners (Sinclair Refining Co., lessee).

SUBJECT—Application for consideration—reopening and rehearing by order of Court—re Application (decision of the borough superintendent), previously denied by the Board, to permit in a residence and business use district, the reconstruction and extension to existing gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop.

PREMISES AFFECTED—620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Restored to calendar by order of the court and set for hearing January 10, 1950, 10 A.M., subject to usual procedure, waiving all requirements as to plans and photographs and determination from the Department of Housing and Buildings but requiring notice by registered mail to adjacent owners who filed objections or appeared in objection at previous hearings.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

512-29-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Jennie Marino and William and Ella Balzer, owners.

SUBJECT—Application for consideration—reopening as Vol. II and rehearing under sections 7f and 7i—re Application (decision of the borough superintendent) previously denied under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—173-02 to 173-10 64th avenue and 61-05 to 61-13 Fresh Meadow lane, southeast corner (Block 6902, Lots 26 and 30), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Application reopened as Vol. II, for consideration under 7i, subject to usual procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

901-33-BZ—Vol. II

APPLICANT—Alexander Zamshnick, for B. J. Garfunkel, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rehearing under section 7f—re Application (decision of the borough superintendent), previously denied under section 7e of the zoning resolution, to permit in a business use district, the alteration and conversion of an existing private garage for more than five motor vehicles.

PREMISES AFFECTED—154 West 56th street, south side, 175 ft. east of 7th avenue (Block 1008, Lot 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Alexander Zamshnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, under section 7f, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

574-46-BZ—Vol. II

APPLICANT—Daniel Santoro, for S. Robert Molinari, owner.

SUBJECT—Application for consideration—reopening as Vol. II—new proposal—re Application (decision of the borough superintendent) previously granted on condition, under sections 7b, 7c and 21 of the zoning resolution, permitting in a residence and business-1 use district, the alteration to an abandoned building to be used for manufacturing.

PREMISES AFFECTED—1456-1458 South Railroad avenue, south side, 53.96 ft. west of Rose avenue (Block 4212, Lot 43), New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: S. Robert Molinari.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

559-47-BZ—Vol. II

APPLICANT—Ralph E. Leff, for Ace Automobile Sales Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—based on revised plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles in unoccupied portion of the lot, using more than the area permitted.

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing December 13, 1949, at 10 A.M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

263-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ben-Dor Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent), previously denied under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and super-market, using more than the area permitted.

PREMISES AFFECTED—100-12 to 100-30 Queens boulevard and 100-29 to 100-37 67th road, southwest corner (Block 3170, Lot 31), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

381-49-BZ

APPLICANT—M. Martin Elkind, for George Boos, owner.

SUBJECT—Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a gasoline service station, lubritorium, car laundry, office and salesroom.

PREMISES AFFECTED—120-18 Atlantic avenue and 94-02 121st street, southwest corner (Block 9438, Lot 6), Richmond Hill, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: M. Martin Elkind.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Withdrawn without prejudice. The
applicant states that there may be changes in the
proposal and wishes to withdraw at this time with-
out prejudice to restoration as soon as it is deter-
mined what plans will be followed.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

491-31-SA—Vol. III

APPLICANT—Perfection Stove Co., owner.

SUBJECT—Application for consideration—reopening to
consider additional models—Ivanhoe Heater (oil-
fired), Models 2131, 2250; previously approved re
Ivanhoe Heaters, Models 2030 and 2150.

APPEARANCES—

For Applicant: Frank W. Blauvelt.

ACTION OF BOARD—Application reopened as Vol. III,
to consider additional models for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

871-38-SM

APPLICANT—Lock Thread Corp., owner.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re Dardelet Self-Locking
Rivet Bolts (previously approved).

APPEARANCES—

For Applicant: Edwin B. Jackson, Frank D. Moore
and Robert L. Riley.

ACTION OF BOARD—Application reopened for amend-
ment as to extension of use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America,
owner.

SUBJECT—Application for consideration—reopening as
Vol. II—re Long-Flex Gas Stove Connector
(previously approved).

APPEARANCES—

For Applicant: Earl Longfellow.

ACTION OF BOARD—Application reopened as Vol. II,
to consider improved type of connector.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on October 18, 1949, as they appeared in
Bulletin No. 43, Vol. 34, are hereby corrected to read as
follows:

350-49-SM

APPLICANT—Brainard Steel Company, owner.

SUBJECT—Brite Lite Areawalls, approval of.

APPEARANCES—

For Applicant: L. K. Whitcomb.

ACTION OF BOARD—Material approved in accordance
with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner
Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (350-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 21, 1949.

Re: Cal. 350-49-SM

Subject: Brite Lite Areawalls; approval of.

Brainard Steel Corp. Warren, Ohio, filed May 5, 1949 an
application with the Board of Standards and Appeals for
approval of the material known as Brite Lite Areawalls
under the provisions of C26-178.0 and C26-16 Administra-
tive Building Code.

Purpose

This material is to be used as a substitute for masonry
window wells.

Description

Brainard Steel Areaway walls are made in two types:
straight areaway walls with rounded corners and straight
front and used where the yard space is limited and the
round type areaway wall, semi-circular in shape, providing
larger wall space and greater light and used where projec-
tion into a yard is not a factor.

The Areaway walls are made from *copper alloy* steel
coated with galvanizing by the hot-dip process and providing
a coating of pure zinc averaging 2 oz. per sq. ft. of ex-
posed surface, in sizes and dimensions as follows:

Round Type

Number	Width	Projection	Gauge	Wt. Per. (Ft. of Ht.)
R-3114	2' 7"	1' 2"	16	14 lbs.
R-3518	2' 11"	1' 6"	16	16 lbs.
R-3720	3' 1"	1' 8"	16	17 lbs.
R-4020	3' 4"	1' 8"	16	18 lbs.
R-4620	3' 10"	1' 8"	16	19 lbs.
R-5520	4' 7"	1' 8"	16	20 lbs.
R-5920	4' 11"	1' 8"	14	26 lbs.
R-6724	5' 7"	2' 0"	14	30 lbs.
R-7130	5' 11"	2' 6"	14	34 lbs.

Straight Type

Number	Width	Projection	Gauge	Wt. Per. (Ft. of Ht.)
S-3112	2' 7"	1' 0"	16	13 lbs.
S-3512	2' 11"	1' 0"	16	14 lbs.
S-3712	3' 1"	1' 0"	16	14 lbs.
S-4014	3' 4"	1' 2"	16	16 lbs.
S-4618	3' 10"	1' 6"	16	18 lbs.
S-5518	4' 7"	1' 6"	16	21 lbs.
S-5918	4' 11"	1' 6"	14	27 lbs.
S-6718	5' 7"	1' 6"	14	29 lbs.
S-7120	5' 11"	1' 8"	14	31 lbs.
S-7920	6' 7"	1' 8"	14	34 lbs.
S-9120	7' 7"	1' 8"	14	37 lbs.

Samples of both the straight and round type areaway

MINUTES

walls were submitted to test at the Pittsburgh Laboratories, Laboratory No. 396307 File 6409.8, with details and results of tests as follows:

Four specimens designated as Brainard Brite Lite Corrugated 16 ga. Galvanized Steel Areawalls with 2½" Corrugations were submitted for physical tests to determine their resistance to a horizontal thrust and the weight of the zinc coating.

The specimens were numbered R-3518-24, R-4020-24, S-3512-24, S-4014-24, and R-35-18-24—R-4020-24 were of the Round type and S-3512-24, S-4014-24 were of the Straight type. All specimens were approximately 2 feet high. The top edge of each of the specimens was rolled. The ends of each specimen were turned out and perforated for nailing. All specimens were corrugated with the corrugations running lengthwise. Each of the specimens were fastened to wood planks with 5/16" x 1½" lag screws, which were approved by the client. Each specimen was placed in a box of sand approximately 6 feet long by 2 feet wide and 2 feet deep, with the curved or "outside" of the wall down and the planked side up. The specimens were embedded in the sand to a depth placed the planked side approximately 6 inches above the level of the sand before the load was applied. Two I-beams were placed upon the planks. The load was applied at the center of the I-beams and thus to the center of the specimen. This arrangement simulated as near as possible the actual loading conditions that would result from earth crowding against the wall. The amount of deflection that took place at different loadings was measured by a dial type gauge (reading to 0.001 inches) that was placed between the center of the wall and the under side of the planks.

Table I gives the amount of deflection produced by a given load on each specimen.

Table II is a summary of the calculated yield load, the maximum load, and the type and location of failure of each specimen.

Table III gives the average thickness including the coating, for each specimen and the coating thickness determined by stripping, ounces per square foot.

TABLE I

Load in Pounds	Deflection in inches for Specimens			
	R-3518-24	R-4020-24	S-3512-24	S-4014-24
550	0.000	0.000	0.000	0.000
1,000	0.005	0.005	0.012	0.015
2,000	0.025	0.029	0.049	0.040
3,000	0.044	0.064	0.088	0.059
4,000	0.070	0.094	0.128	0.099
5,000	0.085	0.130	0.165	0.147
6,000	0.109	0.171	0.211	0.189
7,000	0.135	0.207	0.258	0.231
8,000	0.159	0.249	0.314	0.275
9,000	0.181	0.291	0.375	0.317
10,000	0.201	0.336	0.446	0.365
10,000*	0.205	0.340	0.461	0.378
11,000	0.219	0.385	0.543	0.418
11,000*	0.227	0.390	0.563	0.432
12,000	0.242	0.432	0.663	0.475
12,000*	0.251	0.436	0.685	0.491
13,000	0.264	0.488	0.815	0.533
13,000*	0.278	0.493	0.844	0.562
14,000	0.293	0.533	1.009	0.634
14,000*	0.304	0.548	1.076	0.659
14,400			1.422	
14,400*			1.651	
15,000	0.327	0.601		0.774
15,000*	0.340	0.617		0.800
16,000	0.370	0.691		0.913
16,000*	0.383	0.706		0.948
16,500				1.032
16,500*				1.199
17,000	0.412	0.804		
17,000*	0.428	0.827		

Load in Pounds	Deflection in inches for Specimens			
	R-3518-24	R-4020-24	S-3512-24	S-4014-24
17,900		1.143		
18,000	0.486			
18,000*	0.504			
19,000	0.583			
19,000*	0.597			
19,450	0.738			

Readings taken after maximum load had been passed

13,750			1.758	
16,200				1.378
18,650	0.891			
18,250	0.964			
550	0.751	0.892	1.448	1.089
				Permanent Set

* Three minutes elapsed time between readings.

TABLE II

Summary of Load Tests
On Corrugated Areawalls

Specimen Number	Yield Strength*	Maximum Load	Type of Failure and Location
	in Pounds	in Pounds	
R-3518-24	18,400	19,450	Buckled 4" from flange.
R-4020-24	17,150	17,900	Buckled 4" from flange.
S-3512-24	13,600	14,400	Buckled 4" from flange and at center of wall.
S-4014-24	15,400	16,500	Buckled 4" from flange and at center of wall.

* Determination of Yield Point: These walls did not show a well defined yield point. The load at which the deflection was increasing four times as fast as at the early part of the test is reported as the yield strength. It represents approximately the load at which damage began.

TABLE III

Specimen Number	Average thickness of specimen Over Coating in Inches	Thickness of Coating determined by stripping—Ounces per square foot of sheet
R-3518-24	0.673	2.00
S-4014-24	0.683	2.01

Recommendation

On the basis of the foregoing data, the Committee on Tests recommends the approval under C26-191.0.a of the Brite Lite Areawalls as manufactured by the Brainard Steel Corporation, Warren, Ohio, for use only within the building line and limited to one and two family residence structures in sizes as provided herein and with galvanizing of not less than 2 oz. per sq. ft. It is further recommended that each areaway wall be stamped or labeled, reading as follows: "Approved for use in New York City by the Board of Standards and Appeals under Cal. 350-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Correction—The word "Cop-R-Loy" deleted and the words "copper alloy" inserted therefor, in line 7 under the title of Description in the report of the Committee on Test.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, December 6, 1949, Affecting Calendar Numbers 642-21-BZ—Vol. II, 27-34-BZ—Vol. II, 220-44-BZ—Vol. III, 548-48-BZ—Vol. II, 172-49-BZ, 627-49-BZ, 659-49-BZ, 673-49-BZ, 686-49-BZ, 739-49-BZ, 747-49-BZ, 752-29-BZ—Vol. III, 569-49-BZ, 598-49-BZ, 687-49-BZ, 371-49-A, 741-48-SA, 1140-48-SA, 148-49-SA, 351-49-SM and 425-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, December 6, 1949, Affecting Calendar Numbers 665-49-A, 712-49-A, 713-49-A, 751-49-A, 20-48-A, 608-49-A, 510-45-A—Vol. III, 164-49-A—Vol. II, 313-49-A—Vol. II, 445-49-A, 713-45-A—Vol. II, 731-48-A, 402-41-A—Vol. II, 539-47-A, 415-49-A, 536-49-A, 595-49-A, 738-49-A, 585-42-BZ—Vol. II 404-48-BZ, 512-48-BZ, 756-48-BZ, 945-48-BZ, 10-49-BZ, 11-49-BZ, 607-49-BZ, 177-33-BZ—Vol. III, 353-34-BZ, 209-46-BZ—Vol. II, 382-48-BZ—Vol. II 453-49-BZ and 248-36-SA.

Correction Affecting Calendar Number 340-49-SM.

COURT DECISION

Matter of Mary McDowell, et al vs. Board:—On November 9, 1948, the Board granted, under section 7e of the building zone resolution, for a term of five (5) years, a variance to permit in a residence use district the change in occupancy from two-family dwelling to funeral parlor and one-family dwelling; Cal. No. 847-48-BZ; premises 411 Stuyvesant Avenue and 72-76 Chauncey Street, southeast corner, Borough of Brooklyn.

Order of Certiorari was served by petitioner for a review of the board's determination.

Mr. Justice Fennelly, at Special Term, Supreme Court, sustained the Board (N. Y. Law Journal, June 24, 1949, page 2255).

* * * * *

Appellate Division denied motion to dismiss appeal on condition the appellant perfect appeal for the January, 1950, term (for which term the case is set down) and be ready for argument when reached; otherwise, motion granted with \$10 costs. (N. Y. Law Journal Nov. 9, 1949, page 1172).

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to December 6, 1949.

Cal. No. Dept. Premises Affected.

823-49-BZ—H.B.B.—1-11 Van Sicklen street and 2-10 Lake street and south side of Kings Highway, from Lake to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn, N.B. 881-49.

824-49-A—H.B.M.—115-117 West 45th street, north side, 180 ft. west of 6th avenue (10th and 11th floors); (Block 998, Lot 24), Borough of Manhattan, Misc. F. P. 1730-49.

825-49-SM—D.P. Double Purpose Steel Bridging, manufactured by D. P. Metal Products, Inc., Material.

826-49-BZ—H.B.B.—118 Sullivan street, west side, 125 ft. south of Prince street (Block 504, Lot 28), Borough of Manhattan, Alt. 1858-49.

827-49-A—H.B.B.—118 Sullivan street, west side, 125 ft. south of Prince street (Block 504, Lot 28), Borough of Manhattan, Alt. 1858-49.

828-49-A—H.B.Bx.—North side of Gun Hill road, from Bouck to Wilson avenues (Block 4734, Lot 92), Borough of The Bronx, Decision re Revocation of Permit 1815-49 issued re Alt. 715-49.

829-49-A—H.B.M.—36 East 14th street, southwest corner of University place (cellar, 1st and 2nd floors); (Block 571, Lot 21), Borough of Manhattan, Amendment to N.B. 101-48.

830-49-SA—Hoffman Nu-Cleaning System, Model Nos. 27 and 60 (using non-inflammable, synthetic solvent), Appliance.

831-49-BZ—H.B.B.—162-164 Hancock street, south side, 160 ft. east of Nostrand avenue (Block 1838, Lots 9 and 10), Borough of Brooklyn, Alt. 3776-49.

832-49-BZ—H.B.M.—103-105 West 14th street, north side, 78 ft. west of Avenue of The Americas (6th) and 108 West 15th street (Block 790, Lot 28), Borough of Manhattan, N.B. 162-49.

833-49-A—F.D. — 80-02 to 80-12 Kew Gardens road, southwest corner of Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens, 22860-LF and Decision.

834-49-BZ—H.B.Q.—97-27 to 97-31 Queens boulevard, north side, 58.44 ft. east of 64th avenue (Block 2091, Lot 8), Forest Hills, Borough of Queens, N.B. 5821-49.

835-49-BZ—H.B.Q.—165-01 to 165-17 Baisley boulevard and 122-01 to 122-15 Smith street, northeast corner and 120-57 to 120-59 Smith street (Block 12381, Lot 10), Jamaica, Borough of Queens, Alt. 2292-49.

836-49-A—H.B.Q.—165-01 to 165-17 Baisley boulevard and 120-57 to 120-59 Smith street, northeast corner and 122-01 to 122-15 Smith street (Block 12381, Lot 10), Jamaica, Borough of Queens, Alt. 2292-49.

837-49-BZ—H.B.Q. — 163-12 to 163-30 Hillside avenue and 88-02 to 88-10 164th street, southwest corner (Block 9813, Lots 33, 37 and 40), Jamaica, Borough of Queens, N.B. 1266-49.

Restored to Docket.

445-49-A—H.B.Bx. — 719 Cauldwell avenue, west side, 175 ft. south of East 156th street (Block 2624, Lot 56), Borough of The Bronx, Amendment to Alt. 225-49.

510-45-A—Vol. III—H.B.Q.—36-40 37th street, west side, 349.5 ft. north of 37th avenue (Block 636, Lot 43), Long Island City, Borough of Queens, M-1534-45.

164-49-A—Vol. II—H.B.B. — 824-826 Remsen avenue, west side, 200 ft. south of Ditmas avenue (1st floor); (Block 7924, Lots 188-190), Borough of Brooklyn, Alt. 4410-46.

313-49-A—Vol. II—H.B.B. — 1438-1442 Flatbush avenue, west side, 155 ft. south of Farragut road (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn, Alt. 4041, 4042 and 4043-48.

248-36-SA—Dupont Oil Burner (previously approved)—reopened to include additional name Atlas Oil Burner, Appliance.

177-33-BZ—Vol. III — H.B.B.—9616-9626 Flatlands avenue and 1510-1512 Rockaway parkway, southwest corner (Block 8204, Lots 42 and 44), Borough of Brooklyn, N.B. 994-49.

382-48-BZ—Vol. II — H.B.Bx. — 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx, N.B. 1006-49.

209-46-BZ—Vol. II—H.B.Q.—93-19 to 94-05 Northern boulevard, northwest corner of Junction boulevard (Block 1423, Lot 45), Corona, Borough of Queens, Alt. 3252-48.

353-34-BZ—Vol. II—H.B.B.—876-886 Ralph avenue and 5913-5923 (5915-5921 displayed) Church avenue, northwest corner (Block 4685, Lots 29 and 30), Borough of Brooklyn, N.B. 1248-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31

CALENDAR

Last Publication in Bulletin

Elevator Rules	Mar.	3, 1936	Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	Dec.	28, 1943	-Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937	-Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946	-Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947	-Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947	-Vol. 32, No. 18
Fire Drill Rules	Oct.	25, 1949	-Vol. 34, No. 43
Fire Resistive, Flameproof Materi- als, etc., Rules for Testing of	Sept.	6, 1949	-Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct.	4, 1949	-Vol. 34, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937	-Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919	-Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948	-Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925	-Vol. 10, No. 14
Hatchway Protection	June	5, 1928	-Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946	-Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947	-Vol. 32, No. 6
Oil Burner Rules	Jan.	25, 1949	-Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov.	8, 1949	-Vol. 34, No. 45
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948	-Vol. 33, No. 36
Platform Trucks, Specifications for	Nov.	24, 1936	-Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937	-Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply)	Sept.	27, 1949	-Vol. 34, No. 39
Procedure Rules of	Sept.	7, 1937	-Vol. 22, No. 36
Smoking in Factories, Rules for	Nov.	29, 1949	-Vol. 34, No. 48
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.	June	14, 1949	-Vol. 34, No. 24A
Sprinkler Rules	June	29, 1937	-Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937	-Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932	-Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936	-Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936	-Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946	-Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 13, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 13, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

100-49-BZ—Application, February 9, 1949, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

665-49-BZ—Application, September 16, 1949, under section 21, of the zoning resolution, of Paul Friedman, applicant, on behalf of Prospect Park Jewish Center, Incorporated, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted; premises 157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

172-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicant, on behalf of Philip Vinticino, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied

as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

308-49-BZ—Application, April 15, 1949, under sections 7c and 21 of the zoning resolution, of George Raymond Luell, applicant, on behalf of Ervin Goodstein, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry; premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

289-49-BZ—Application, April 11, 1949, under sections 7i and 7A of the zoning resolution, of William H. Altman, applicant, on behalf of Conrad Johnson, owner, to permit in a business use district, the change in occupancy of four car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection; premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lot 32 and 33), Woodside, Borough of Queens.

1241-25-BZ—Vol. II—Application of Herman Kron, applicant, on behalf of New Deal Petroleum Corp., owner, reopened November 9, 1949, under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry, on an existing gasoline selling station (previously granted by the Board); premises 5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

172-49-BZ—Application, March 10, 1949, under section 21 of the zoning resolution, of Ida Salzman, applicant and owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted; premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

686-49-BZ—Application, September 30, 1949, under section 7h of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Murray Hill Construction Corporation, owner, (Grand Service Station, Incorporated, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage); premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

379-32-BZ—Application of Julius Bleich, applicant, on behalf of Estate of Louise R. Burbank, owner (Frank Galasso, lessee), reopened November 22, 1949, for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop; premises 1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx.

382-46-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Brookshire Realty Corporation, owner, reopened October 4, 1949, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, sale of accessories and office for a term of fifteen years (previously granted by the Board for a term of years as auto showroom, repairs and servicing of cars and one gasoline pump); premises 74-02 to 74-16 Queens boulevard, south side, 199 ft. west

CALENDAR

of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens.

196-49-BZ—Application, March 18, 1949, under sections 7f, 7i and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

233-49-BZ—Application, March 29, 1949, under section 21 of the zoning resolution, of Sellig and Finkelstein, applicants on behalf of Ruby Tomber Ain, owner, to permit in a residence use, D 1 area district, the erection of an accessory garage without the required set-back; premises 2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

701-49-BZ—Application, September 28, 1949, under section 21 of the zoning resolution, of Charles B. Meyers, applicant, on behalf of Congregation Rodeph Sholom, owner, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard; premises 7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

702-49-A—7-21 West 83rd street, north side, 150 ft. west of Central Park West, (5th floor, main roof and pent-house), (Block 1197, Lot 20), Borough of Manhattan.

727-49-BZ—Application, October 17, 1949, under sections 7f and 7h of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of the plot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

728-49-BZ—Application, October 18, 1949, under sections 7f and 7i of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Parland Realty Corporation, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 114-10 Farmers boulevard, west side, block bounded by south side Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens.

736-49-BZ—Application, October 11, 1949, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Bernard Plains Corporation, owner, to permit in a business use, C area district, the extension to existing building (stores) using more than the area permitted; premises 2151-2159 White Plains road, west side, 112 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx.

737-49-BZ—Application, October 11, 1949, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Rian Builders, Incorporated, owner, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 1967-1973 Westchester avenue, north side, 200 ft. west of Pugsley avenue (Block 3930, Lot 64), Borough of The Bronx.

746-49-BZ—Application, October 15, 1949, under sections 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Carolyn Z. Koch, owner, (Koch

Service Company, lessee), to permit in a business use district, the change in occupancy from car salesroom, five car garage and stores, to motor vehicle repair shop, five car garage and stores; premises 4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owner, (Edward J. Fahey and William J. Smith, lessees), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Georgian Estates, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

559-47-BZ—Vol. II—Application of Ralph E. Leff, applicant on behalf of Ace Automobile Sales Co., Inc., owner, reopened November 29, 1949, for consideration as to amendment of resolution and consideration of revised plans—re Application, previously granted on condition under sections 7e, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles, in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted); premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

656-49-SA—Hercules 140° F. Unit (to process clothes in dry cleaning).

348-47-SM—Fibrespray (Sprayed Asbestos) Sound and Thermal Insulation.

447-49-SM—Williamsburg Patent 1½ Hour Test Hollow Metal Door.

508-49-SM—J. H. Thorpe & Co., Inc. Nylon Taffeta—Pattern No. 71031.

507-49-SM—J. H. Thorpe & Co., Inc. Nylon Damask—Pattern No. 15174.

550-49-SM—New Doevel Cotton Velour Fabric and Velela Cotton Fabric, Flameproofed.

1105-48-SA—ABC Oil Burner, Model 52A — Reopened July 19, 1949 re amendment of resolution the marketing under name of Kleen-Heat Oil Burners, Model 77A, and to be marketed by Kleen Heat, Incorporated; also the Norge Oil Burner, Model COB-12, to be sold by the Norge Heat Division of the Borg-Warner Corporation and the Burnham Oil Burner Model 52-A by the Burnham Corporation, Boiler Division, Irvington, New York.

570-49-SM—Piedmont Cotton Velour, Model Nos. 9, 6, 24, 26 and 27, Flameproof.

592-49-SM—Quality Concrete Brick.

199-39-SM—Celotex One-Half Inch Fibre Board Sheathing (re amendment of resolution; previously approved for a term expiring January 1, 1950).

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DECEMBER 13, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 13, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

797-49-A—290 Bonner place, south side, 175 ft. east of Morris avenue. (Block 2423, Lot 13), Borough of The Bronx.

298-49-A—5286 Sycamore avenue, east side, 158.30 ft. south of West 254th street (Block 3424, Lot 392), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Sycamore avenue).

327-49-A—625 West 252nd street, west side, 225.15 ft. east of Independence avenue (Block 3424, Lot 159), Borough of The Bronx, (under section 35, General City Law re bed of mapped street—Blackstone avenue).

593-49-A—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

722-49-A—6-14 Bridge street, 22 Whitehall street, southwest corner and 13-23 Pearl street (Block 9, Lots 51, 52, 30, 31, 32 and 33), Borough of Manhattan.

522-49-A—South side 53rd street, 449 ft. west of 1st avenue (Block 811, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

734-49-BZ—Application, October 18, 1949, under section 7e of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Henry H. Brockman, Dorothy B. Brockman, Christian J. Brockman and Dietrich A. Brockman, owners, to permit in a residence use district, the construction of a drive-in theatre and the erection and maintenance of an accessory building to be used as a ticket booth, a projection room, a welfare room and refreshments, and to erect and maintain an electric sign and a screen structure, for a term of fifteen years; premises 151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Blocks 114-35 and 114-36, Lots 14, Block 114-37, Lots 47 and 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67 and 114-68, Lots 1), Ozone Park, Borough of Queens.

735-49-A—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Lot 28, Blocks 114-35, 114-36, Lots 14, Block 114-37, Lot 47, Block 114-47, Lot 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67, 114-68, Lots 1), Ozone Park,

Borough of Queens, (under section 35, General City Law—re bed of mapped streets—86th to 90th streets and 153rd and 155th avenues).

916-48-BZ—Application, October 8, 1948, under section 21 of the zoning resolution, of Henry V. Murphy, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the erection of more than one building on a lot; premises Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (South Beach Houses), (Blocks 3244 and 3245, and part of Block 3243), South Beach, Borough of Richmond.

917-48-A—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Building Nos. 6 and 7); (Blocks 3244 and 3245, and part of Block 3243), South Beach, Borough of General City Law—re buildings not fronting on legal streets).

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

627-26-BZ—Vol. II — Application of Henry Nordheim, applicant, on behalf of Park Office Building Corp., owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

344-33-BZ—Vol. III — Application of Lama, Proskauer and Prober, applicants, on behalf of Nicholas Scandore, owner, reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts); premises 1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

602-47-BZ—Vol. III—Application of William A. Lacerenza, applicant, on behalf of Atlantic Warwick Corp., owner, (Novocol Chemical Manufacturing Co., lessee), reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee; premises 243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

794-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease); premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

333-49-BZ—Application April 28, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Katherine Pivar, owner, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse; premises 86-29 112th street, east side, 229 ft. north of Jamaica avenue (inte-

CALENDAR

rior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

506-49-BZ—Application June 7, 1949, under section 7f of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Anna L. Friedman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium and office (previously denied by the Board); premises 100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 and 14 and 60-62), Corona, Borough of Queens.

148-33-BZ—Vol. III — Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened April 5, 1949, under sections 7h and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores; premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

627-49-BZ—Application, August 5, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

752-29-BZ—Vol. III—Application of Paul Friedman, applicant on behalf of Nathan Frischling, owner, reopened October 25, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years, (previously granted by the Board the parking and storage of more than five motor vehicles); premises 8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

747-49-BZ—Application, October 17, 1949, under section 7e of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Greenwich Associates, owner, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of Class 3 multiple dwelling; premises 156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

1339-27-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Harry Weedler, owner, reopened June 2, 1948, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry, lubritorium and motor vehicle repair shop, with curb cuts and entrance more than permitted distance from intersection (previously denied under section 21 and previously withdrawn under section 7f); premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

492-29-BZ—Vol. IV—Application of Lawrence M. Rothman, applicant, on behalf of Theodore Brothers Cor-

poration, owner, reopened May 3, 1949, under section 21 of the zoning resolution, to permit in a residence use district, the continuation on first floor of existing multiple dwelling, a limited business occupancy facing Grand Concourse and boulevard (previously granted by the Board for a temporary period—expired December 23, 1943); premises 2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

425-37-BZ—Vol. III—Application of George Edward Beatty, applicant, on behalf of Roman Catholic Church of St. Francis DeSales, owner, reopened July 12, 1949, under section 21 of the zoning resolution, to permit in a residence use El area district, the extension in the rear of existing building a fireproof lean-to storage room extending into the required rear yard, and the extension in front within required set back to enclose existing stairs at main entrance and to rearrange existing stairs and create extra office space; and the vertical extension on existing roof using more than the area permitted (previously granted by the Board, the extension of existing building in excess of area permitted); premises 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street, and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens.

802-40-BZ—Vol. II—Application of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, reopened September 13, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

30-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Moe Friedel, owner, reopened September 27, 1949, under sections 7c, 7e 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of accessory building of existing gasoline service station, to include boiler room, lubritorium, auto-laundry, motor vehicle repair shop, sale of accessories and office, and to permit the parking and storage of more than five motor vehicles (previously withdrawn), and to permit curb-cuts more than the permitted distance from the intersection; premises 1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

1076-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Coberta Realty Corporation, owner, reopened November 22, 1949, under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, brake service and the parking and storage of more than five motor vehicles (previously granted by the Board, for the construction of a garage for more than five motor vehicles for a term of fifteen years); premises 190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan.

657-49-BZ—Application, September 13, 1949, under sections 7e, 7f and 7i, of the zoning resolution, of Max Horn, applicant, on behalf of Ruth Harris, owner, to permit in a residence and business use district, the extension of existing garage and to permit the maintenance of a motor vehicle repair shop and the washing of cars; premises 92-02 to 92-08 Rockaway Beach boulevard, northwest corner of Beach 92nd street (Block 578, Lot 16), Rockaway Beach, Borough of Queens.

732-47-SM—Atco Flameproofing Compound.

CALENDAR

957-47-SM—Douglas Fir Plyscord (plywood sheathing).

496-49-SA—Burn-Rite Burner, Model A, Gun Type High Pressure Burner.

625-47-SM—Vinylite Brand Color Coated Plastic Sheet-
ing, Type RCL, reopened October 11, 1949, re amend-
ment to resolution to use and permit the marketing of
this product by the Deco Plastics, Incorporated of
Louisville, Kentucky as Kalestron.

206-48-SM—Formica (Decorative Surface Covering).

575-49-SM—F. Schumacher & Company, Nylon Woven
and Printed Fabrics (Flameproof Fabrics).

250-45-SA—Star Electromatic Fire Extinguishing Equip-
ment.

344-48-SA—Bede Paint Heater Electrically Operated.

552-48-SA—Zuron Safe Petroleum Dry Cleaning Unit.

581-49-SA—American Super Zoric Dry Cleaning Unit
32" x 24".

663-45-SM—Steelcrete Skywalk, Walkway and 3, 4 and
6 $\frac{1}{4}$ Pound Grating.

807-48-SM—Buckeye No. 820 Safety Fill Nozzle, for use
on Gasoline Pumps.

920-48-SM—Antiseptol Company Soap Dispenser #44.

693-49-SM—Permatex Pipe Joint Compound.

724-49-SA—Carlin Oil Burner #420, also to be marketed
as Burnswell Oil Burner #400.

690-45-SA—Atomic Oil Burner, Models LG, 2G, 3G, 4G
and 5G, (reopened October 11, 1949 re amendment of
resolution to permit the marketing under trade names of
"Colony" and "Cirillo Brothers").

491-31-SA—Vol. III — Perfection Oil Burning Heater
(reopened November 29, 1949 re amendment of resolution
to include approval of Ivanhoe Oil Burning Heaters,
Models 2131 and 2250).

745-39-SM—U.S.G. Steel Roof Deck (reopened October
11, 1949 re amendment of resolution to include the use
of this material on roofs of Class I and Class II struc-
tures).

1207-40-SM—Johns-Manville Insulating Board (reopened
September 10, 1946 re amendment of resolution to permit
the use of $\frac{1}{2}$ in. thick J-M Weathertite Sheathing;
previously approved for other thicknesses).

1429-39-SM—Rockland Concrete Masonry Units (re-
opened September 13, 1949 re amendment of resolution
to include additional sizes of masonry units).

1550-39-SM—Weatherwood Insulating Fibreboard and
Samson Insulating Fibreboard, (reopened November 16,
1948 re amendment of resolution to permit the use of
 $\frac{1}{2}$ in. thick U.S.G. Weatherwood Insulating Fibreboard
Sheathing; previously approved for greater thicknesses).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday afternoon, December 20, 1949, at 2 o'clock in
Room 1013, Municipal Building, Manhattan, on the following
matters:

731-49-A—84-21 Elmhurst avenue, north side, 149.89 ft.
east of Broadway (Block 1518, Lot 76), Elmhurst, Bor-
ough of Queens.

299-44-A—Vol. II—356 Castle Hill avenue and 2200 Nor-
ton avenue, southeast corner (Block 3486, Lot 24),
Borough of The Bronx. (reopened October 18, 1949).

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01
to 51-47 Flushing avenue, northwest corner (Block 2611,
Lot 460), Maspeth, Borough of Queens, (reopened Sep-
tember 28, 1948).

738-49-A—141 East 44th street, north side, 75 ft. east of
Lexington avenue, (Block 1299, Lot 43), Borough of
Manhattan.

415-49-A—2632-2636 Broadway and 216 West 100th street,
southeast corner (Block 1871, Lot 42) Borough of Man-
hattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, January 10, 1950, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

324-29-BZ—Vol. II—Application of George P. Ames,
applicant, on behalf of May R. Hamilton, owner, (Joseph
C. Gessner, lessee), reopened December 14, 1948, under
sections 21, 7a, 7b and 7c of the zoning resolution, to
permit in a residence and local retail use district, the
reconstruction and enlargement of accessory building on
existing gasoline service station (previously granted by
the Board) to be used as a brake, battery and tire serv-
ice, car washing, lubrication and sale of auto parts and
accessories; premises 231-06 Northern boulevard, south-
east corner of 231st street (Block 8164, Lots 22 and 27),
Bayside, Borough of Queens.

623-49-BZ—Application, August 5, 1949, under sections
9A and 21 of the zoning resolution, of Theron R. Gallo-
way, applicant, on behalf of Consolidated Edison Com-
pany of New York, Incorporated, owner, to permit in
an unrestricted use, A area and class 1 $\frac{1}{2}$ height district,
the erection of stacks (3) higher than permitted, within
two miles of the boundaries of La Guardia Airport;
premises east side of East River, 350 ft. north of 20th
avenue at Lawrence Point (Block 850, Part of Lot 1),
Astoria, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw,
applicants, on behalf of South Brooklyn Railway Com-
pany, owner, reopened September 27, 1949, under sections
7e and 7h of the zoning resolution, to permit in a resi-
dence use district, the erection and maintenance of a
business building (store) and parking of motor vehicles
on the unbuilt upon portion of the plot for customers'
and employees' motor vehicles (previously granted by
the Board for parking and storage of more than five
motor vehicles); premises 365-373 Ralph avenue and
2005-2025 Pacific street, northeast corner (Block 1431,
Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lania, Proskauer &
Prober, applicants, on behalf of 1935 Coney Island Ave-
nue Realty Corporation, owner, reopened July 22, 1949,
under sections 7f and 7A of the zoning resolution, to
permit in a business use district, the erection and main-
tenance of an automobile showroom for new and used
cars and a gasoline service station on balance of plot,
with show windows and curb cuts more than the per-
mitted distance from the intersection (previously granted
by the Board a garage for more than five cars); premises
1935-1939 Coney Island Avenue and 1101-1111 Avenue
P, northeast corner (Block 6758, Lots 51 and 52), Bor-
ough of Brooklyn.

CALENDAR

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 1¾ inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

27-34-BZ—Vol. II—Application of Simeon Heller, applicant on behalf of Katherine Pivar, owner, reopened May 17, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, (previously denied by the Board under section 21), lubritorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen years; premises 72-02 57th avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

220-44-BZ—Vol. III—Application of Imre Chairman, applicant, on behalf of Mario Mero, owner, reopened October 26, 1948, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owners' cars within building (previously granted by the Board) to a

five car non-storage garage in basement and repair shop on first floor and warehouse on second to fourth floors, fifth floor to be vacant; premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

371-49-A—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

739-49-BZ—Application, October 19, 1949, under sections 7e and 7A of the zoning resolution of Joseph B. Klein, applicant, on behalf of Abraham Weisinger and Noreen Weisinger, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection; premises 232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

422-29-BZ—Application of Lama, Proskauer and Prober, applicants on behalf of Clarence M. Weil and Walmil Holding Corp., owners (Sinclair Refining Co., lessee), reopened November 29, 1949 for consideration as to rehearing by order of the Court—re Application, previously denied by the Board, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension to existing gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises 620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn.

750-49-A—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (cellar and 2nd floor); (Block 6775, Lot 1), Borough of Brooklyn.

396-49-A—128-132 Diamond street, east side, 95 ft. north of Norman avenue (Block 2625, Lot 40), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

595-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 601 Lefferts avenue, north side, 329 ft.

CALENDAR

6 in. east of Kingston avenue (2nd floor); (Block 1326, Lot 66), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; prem-

ises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 22, 1949, were approved as printed in the Bulletin of November 29, 1949, Vol. 34, No. 48.

ZONING APPLICATIONS

642-21-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Valentine Bayer and Catherine Reiss, owners (Frank and Alfred Sosko, lessees).

SUBJECT—Application reopened October 4, 1949—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Alfred J. Sosko.

For Opposition: Stephanie Zimmer, Margaret Homer and Hilda Hack.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision without further argument.

27-34-BZ—Vol. II

APPLICANT—Simeon Heller, for Katherine Pivar, owner.

SUBJECT—Application reopened May 17, 1949 (decision of the borough superintendent) under sections 7f

and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station (previously denied by the Board under section 21), lubritorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen (15) years.

PREMISES AFFECTED—72-02 57th avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Frank J. Pino, Matilda Boyle, Mary Toman, Frederick Lumm, Jeanette Ripp, C. L. Daiser, Joseph W. Marlow, George A. Solomon, Joseph D. Kelley and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision without further argument.

220-44-BZ—Vol. III

APPLICANT—Imre Chairman, for Mario Mero, owner.

SUBJECT—Application October 26, 1948 (decision of the borough superintendent) under section 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owner's cars within the building (previously granted by the Board) to a five car non-storage garage in basement and repair shop on the first floor and warehouse on the second to fourth floors, fifth floor to be vacant.

PREMISES AFFECTED—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Opposition: Enrico Bonazzi and Rose Cardone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision without further argument.

MINUTES

548-48-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Application reopened October 18, 1949 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop, (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use).

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street, (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Harry Rosenfeld, Jack Jastro and Harry Kamp.

For Opposition: Abram Shlefstein and Maurice Widman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950, at 10 A.M., for decision without further argument.

172-49-BZ

APPLICANT—Ida Salzman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted.

PREMISES AFFECTED—70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: J. Salzman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949, at 10 A.M., for consideration of revised plans and information submitted.

627-49-BZ

APPLICANT—Karl Propper, for Jack G. Brown, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit, in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office.

PREMISES AFFECTED—Northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper, Alfred A. Lama and Jack G. Brown.

For Opposition: Muriel C. Read.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for applicant to file construction plan of rear retaining well, not later than December 16th.

659-49-BZ

APPLICANT—Lama, Proskauer & Prober, for Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection.

PREMISES AFFECTED—126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 & 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Vincent Vervecka.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision without further argument.

673-49-BZ

APPLICANT—Charles M. Spindler, for Herman J. Stein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 244th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Joseph Langweber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950, at 10 A.M., at the request of the applicant's representative.

686-49-BZ

APPLICANT—Lama, Proskauer & Prober, for Murray Hill Construction Corp., owner (Grand Service Station Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and (storage).

PREMISES AFFECTED—27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael B. Grosso.

For Opposition: Frances Cymberg, Jeanette Kunkel and John P. Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 13, 1949, at 10 A.M., for applicant to submit revised plans.

739-49-BZ

APPLICANT—Joseph B. Klein, for Abraham Weisinger and Noreen Weisinger, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale

MINUTES

of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

APPEARANCES

For Applicant: Joseph B. Klein and Abraham Weisinger.

For Opposition: May Ross Hamilton, Joseph C. Gessner, John V. Zaccaria and Charles Lambert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M., for inspection and decision without further argument.

747-49-BZ

APPLICANT—Charles C. Weinstein, for Greenwich Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of a Class 3 multiple dwelling.

PREMISES AFFECTED—156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles C. Weinstein, David Berg and Irene von Horvath.

For Opposition: Natalie R. Davies, George G. Galant, Edward Handelman, Benjamin J. Pomarance, Mrs. Constance E. Bessie, Claudia W. McNulty, Donald S. McNulty, Richard P. Kellogg, Alfred P. De Rosa and John DiMartini.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

752-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Nathan Frischling, owner.

SUBJECT—Application reopened October 25, 1949 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealers use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years (previously granted by the Board for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6) Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Nathan Frischling.

For Opposition: Sol Ellman, Morris Schindel, Jack Albert, Andrew Nicola, Vincent D. Damiani, Musey F. Lutfy and William De Vito.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949, at 10 A.M., for inspection and decision without further argument.

559-49-BZ

APPLICANT—Stanley H. Klein, for Louise K. Wein, Alfred L. Heil, Marion J. Goss, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district.

PREMISES AFFECTED—241-15 Merrick boulevard, north side, 158.78 ft. east of Laurelton parkway (Block 12979, Lot 11), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (569-49-BZ)

WHEREAS, Stanley H. Klein, for Louis K. Wein, Alfred L. Heil, and Marion J. Goss, owners, filed July 27, 1949, an application under sections 7e and 7h of the zoning resolution, to permit in local retail and residence use districts, the erection and maintenance of a building to be used as showroom, office, storage of plumbing materials, parking of five cars and with driveway across residential use district, affecting premises 241-15 Merrick boulevard, north side, 158.78 feet east of Laurelton Parkway (Block 12979, Lot 11), Laurelton, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 11, 1949, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to December 6, 1949, for further consideration, applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick Boulevard, Laurelton Parkway, 242nd street and the site are in local retail and residence use, D, E and F area and Class ½ and 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1949, re N.B. Applic. 3131-49, reads:

"1. Proposed storage of plumbing material, office, showroom and parking of 5 motor vehicles on a plot partly in a local retail and partly in a residence use district is contrary to Art. 2, Sec. 3 and 4-C of the Zoning Resolution.

2. A business driveway across a residence use district is contrary to Art. 2, Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 176.14 ft. front by 81.23 ft. in depth, irregular, presently vacant; that it is proposed to erect a building on the easterly portion of plot 95 ft. 6 in. front by 81 ft. 2¾ in. deep, irregular, one story, 16 ft. in height, of Class 3 construction, to be used as a showroom, office and storage for plumbing materials and to use the balance of property in the local retail district for open storage of plumbing materials and the parking of five motor vehicles; and

WHEREAS, the applicant contends that the proposed building, although not in accordance with the provision of the Zoning Resolution as to local retail districts as interpreted by the Department of Housing and Buildings, is in accordance with the character of the buildings and their uses which comprise the immediate vicinity to the south; that on

MINUTES

the south side of Merrick Boulevard directly opposite the site are two gasoline stations and a contractor's material yard; that there is an old frame tavern on the northeast corner of Laurelton parkway and Merrick boulevard; that adjoining the subject site on the east is a frame residence, part of which is in the bed of the proposed street; that east of this property is a nursery, and on both northerly corners of 243rd street and Merrick boulevard are two gasoline stations; that immediately to the north of the site, along Laurelton parkway, are two private residences which are bounded by a large beer storage and distributing center; that the proposed building is to be only one story in height and of brick construction, modern and designed to enhance the neighborhood; that it is desirable the additional driveway from Laurelton parkway be utilized because of the extensive traffic along Merrick boulevard; that the proposed occupants of this plumbing warehouse have their present offices on the east side of Laurelton parkway approximately 100 ft. south of Merrick boulevard which are inadequate and which will be remodeled as shown on plans submitted; that this is the nearest available site for them to maintain their business within the same area; that they are plumbing contractors for a large number of builders within the Long Island area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under sections 7e and 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e and 7h, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received July 27, 1949" (2 sheets) and "September 27, 1949" (1 sheet), as amended by revised plan, marked "Received December 2, 1949" (1 sheet), showing the reduced size of the building and a wall across the extension of the premises facing Brookville boulevard, *on condition* that the building shall be of the reduced size as indicated on revised plan marked "Received December 2, 1949," including the proposed building at the rear, *on condition* that no additional buildings shall be erected and the premises where not proposed to be built upon shall be surfaced with concrete or asphalt or other reasonably impervious material, except for a distance back from Brookville boulevard, which area shall be landscaped and a wall constructed, with no openings therein, back from Brookville boulevard to a point opposite the southwest corner of the residential building on the adjoining lot 12; that on all other interior lot lines there shall be constructed and maintained a substantial woven wire fence of the chain link type with anchored steel posts erected on a concrete base to a total height of not less than 5 ft. 6 in., except where proposed buildings are to be constructed; that along the building line there shall be constructed a masonry wall agreeing in design and material with the proposed building, continuously from the proposed building to the westerly lot line, not less than 6 ft. in height, and with one opening therein not over 10 ft. in width, which will be fitted with substantial gates which normally shall be kept closed; that opposite such entrance, the curb cut may be constructed, not exceeding 15 ft. in width; that the premises may be occupied only as proposed for the storing and display of plumbing material and the parking of motor vehicles used in the business, not exceeding five (5); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

598-49-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nunick Realty Company, owner (Harry Locker, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a Class B multiple dwelling to be used as a hotel.

PREMISES AFFECTED—125 Beach 128th street and 120 Beach 129th street, north side of Ocean front from Beach 128th street to Beach 129th street (Block 768, Lot 41), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and Max H. Galfunt.

For Opposition: Milton B. Newman, Frederic E. Hammer, Abraham London, Mrs. Helen Warren, Mrs. M. Beyer, Mrs. Ann Saru, Margaret Detwiller and Charles J. LaMonica.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (598-49-BZ)

WHEREAS, Norman Lederer and Leonard Joseph for Nunick Realty Corporation, owner (Harry Locker, lessee) filed August 12, 1949 an application under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a class B multiple dwelling to be used as a hotel, affecting premises 125 Beach 128th street, and 120 Beach 129th street, north side of Ocean front from Beach 128th street to Beach 129th street (Block 768, Lot 41), Belle Harbor, Borough of Queens; and

WHEREAS, a public hearing was held on December 6, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 128th street, Beach 129th street and the site are in a residence use, E 1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated July 18, 1949 acting on N.B. Applic. 3389-49 reads:

"1M. The erection of a Class B, Multiple Dwelling, in an E-1 Area District is contrary to Art. IV, Sec. 15-A, subdiv. (a), Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.36 ft. frontage by 174.92 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 160 ft. front on Ocean front, 125 ft. in depth on Beach 129th street and 50 ft. in depth on Beach 128th street; and

WHEREAS, the applicant contends the proposed building, five stories, mezzanine and cellar, will be occupied as follows: cellar—garage, boiler room, storage, kitchen, toilet rooms, coat room and cabaret; 1st floor—lobby, public dining rooms, ball room, cocktail lounge, fountain room, coat room, kitchen, tea room, writing room, news stand, lobby and office; mezzanine—private dining rooms, reception rooms, toilet rooms, beauty shop, barber shop and serving pantry; upper stories — suites of one and two rooms; roof—open air roof garden, bulkheads, elevator enclosure and water tank enclosures; that in order to prevent any possible noise from either the cellar, 1st floor and mezzanine from annoying the neighbors, it is proposed that there be no openings of any kind in the walls of these floors facing north, east and west, excepting only entrance and exit doors; that these floors will be entirely air conditioned; that the building as proposed will be a first class hotel, for the use of discriminating guests; that it is to be of the highest calibre and in every way will compete with the best Atlantic City or any other seaside resort can offer; that it is the owner's belief that a building of this calibre erected in this location and as near to New

MINUTES

York as Belle Harbor would fill all the needs for which patrons travel a great distance from New York; and

WHEREAS, the building, if erected, is to be leased and managed by Mr. Harry Locker, who is at present the lessee of the Park Inn Hotel, which is located at 115-02 Ocean Promenade and who knows from his experience that the type of guests to be catered to by the proposed hotel will not come to his present place even though it is of class 1 construction and offers everything that a modern hotel can offer; that it is the opinion of Mr. Hubert D. Murray, Editor of the Wave, and also of the Hon. Frederick E. Hammer, President of the Rockaway Civic Club, that if a variance were granted in this case, it might lead to further variances for multiple dwellings, such as apartment houses; that this seems to be their main objection, while they both feel that the proposed hotel is really wanted in Belle Harbor; and

WHEREAS, the applicant has changed the basis of his application to read "Section 7, Subdivision c," instead of "Section 7, Subdivision d," and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3389-49, be and it hereby is affirmed and that the application be and it hereby is denied.

687-49-BZ

APPLICANT—Carl H. Salminen, for Village Chevrolet Co. Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i, 7e and 7h of the zoning resolution, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, parts department, office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear of patrons' motor vehicles waiting to be serviced.

PREMISES AFFECTED—222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Russel G. Seibert and Russell G. Seibert, Jr.

For Opposition: Herman G. Meyer and Anton C. M. Kievits.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (687-49-BZ)

WHEREAS, Carl H. Salminen for Village Chevrolet Co., Inc., owner, filed October 5, 1949, an application under sections 7c, 7i, 7e and 7h of the zoning resolution, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot on the easterly portion of the plot, and parking in the rear, of patrons' motor vehicles waiting to be serviced, affecting premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 15, 1949, after due notice by publication in

the Bulletin, and laid over to December 6, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jamaica avenue is in retail use, C area and Class 1 height district; 95th avenue is in retail and residence use, C area and Class 1 height districts; 224th street is in retail and residence use, C and D area and Class 1 height districts; 222nd street is in retail, manufacturing, residence and unrestricted use, C and D area and Class 1 height districts and the site is in retail and residence use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1949, acting on N.B. Applic. 5050-49, reads:

"1. Proposed building to be used for auto showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car wash, paint and spray shop, metal body shop, parts dept., office, sale of auto accessories, used car lot on easterly portion of plot, and parking in rear for patrons motor vehicles to be serviced, on premises located partly in retail use district and residence use district contrary to Art. II, Sec. 4a, Sub. 29 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 245.79 ft. front by 138.90 ft. in depth (irregular) presently occupied by a car lot; that it is proposed to erect a building 182 ft. front by 100 ft. deep, one story, 15 ft. in height, of Class 3 construction, to be used as automobile showroom, lubrication, car washing, paint and spray shop, metal body shop, parts department, used car lot on the easterly portion of the plot and parking of patrons' motor vehicles waiting to be serviced, on the southerly portion of the plot; and

WHEREAS, the applicant contends that the area of the property is 46,330 sq. ft., 24,563 sq. ft. of which is in a retail C zone, 21,767 sq. ft. of which is in the residence C zone; that the area of the proposed building is 14,728 sq. ft.; that the percentage of coverage of the proposed building would then be 60% in the retail zone for an interior lot, which complies with Article IV, Paragraph 13 for "C" districts; that on the east side of the proposed building is to be a used car lot for thirteen cars; that the balance of the property will be for service parking only in conjunction with the business; that the service area will be fenced in and landscaped; that the owners desire to beautify the entire area so as to make it a credit to the community and enhance real estate values in the neighborhood; that at present, the owner occupies the adjoining building on the corner of 222nd street and Jamaica avenue, known as 222-02 Jamaica avenue, which is very inadequate for his purpose and he is willing to vacate these premises when his lease expires, if this appeal is granted; that the section surrounding this property is mainly commercial with five factory buildings within the 500 ft. radius shown on the plot diagram; and

WHEREAS, the zone was changed from business and residence to retail and residence on January 21, 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under Section 7, subdivisions c, i, e and h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, subdivision c, i, e and h thereof, to permit the premises to be developed and occupied substantially as proposed and as indicated on plans filed with this application, marked "Received October 5, 1949" (1 sheet), "November 10, 1949" (2 sheets) and "November 15, 1949" (4 sheets), on condition that in all other respects the building shall comply with all laws, rules and regulations applicable thereto

MINUTES

and shall be erected entirely within the retail use district; that the premises in the rear partly in the residence use district may be occupied as proposed, *on condition* that there shall be erected along the interior lot lines and the street line of 95th avenue a masonry wall properly coped not less than 5 ft. 6 in. in height with no openings therein and with barbed wire protection on top; that all entrances to such lot shall be from Jamaica Avenue either through the building or to the east of the proposed building, where a driveway can be maintained; that the rear portion of the plot shall be used only for placing of cars waiting service or having been serviced; that the service building shall be arranged substantially as indicated and repairing of cars dealt in by the agency may be permitted under section 7i, provided the work is done mainly by hand tools and permitting also wheel adjustment, greasing and other similar servicing; that curb cuts to Jamaica avenue shall be limited to the three as indicated; that planting shall be maintained as proposed along the front of the building and at the rear and such planting shall be protected by adequate concrete curbing; that the sidewalks in front of the premises on Jamaica avenue shall be repaired or restored, including the curbs, to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISION

371-49-A

APPLICANT—Imre Chairman, for Mario Mero, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M. for inspection and decision without further argument.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

741-48-SA

APPLICANT—Indiana Manufacturing Co., Inc., owner.
SUBJECT — Majestic 140° Petroleum Solvent Cleaning Unit, approval of.

APPEARANCES—

For Applicant: Stanley Goldstein.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (741-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 741-48-SA

March 25, 1949

Subject: Majestic 140° Petroleum Solvent Cleaning Unit, approval of.

The Indiana Manufacturing Co. inc., filed July 30, 1948, an application with the Board of Standards and Appeals for approval of the Majestic 140° Petroleum Solvent Cleaning Unit under the provisions of C19-78.0 Administrative Code.

Purpose

This appliance is a dry cleaning system, including as integral parts, a washer-extractor, a drying tumbler, a storage tank, and a separate filter.

Description

GENERAL CHARACTER:

This dry-cleaning system is designed to provide a closed system for handling the cleaning liquid, which is a product classed between kerosene and paraffin oil as to fire hazard. It is a system having a total operating capacity of 110 US gal.

The system is designed to dry clean by the agitation of the garments in a bath of cleaning liquid contained in a washer equipped with an inner rotating member, hereinafter termed "cylinder," while the outer enclosure is termed "shell." During the washing operation the solvent is circulated through a filter. After the garments have been washed, the cleaning liquid is drained from the washer and without removing the garments, the speed of the cylinder is increased to remove the remaining cleaning liquid by centrifugal force. The garments are then transferred to the drying tumbler section of the machine where they are air-dried and deodorized.

The system is intended for use with cleaning liquids that comply with the following specifications:

Flash point (Tag. closed tested) Not lower than 59.0° C (138.2° F)

Initial boiling point—Not lower than 181.0° C (357.8 F)

Ignition temperature—Not lower than 234.0° C (453.2 F)

The filter contains a filter powder and chemical for treatment of the dirty solvent. Purification of the solvent is carried on continuously during the washing operation.

The system is made in only one size and in two models. The two models are identical except for the motors used to drive the units which are supplied for single or for three-phase current supply as required.

Each system is completely assembled at the factory in a single unit except for the filter, which is detached from the main unit to facilitate shipping.

The main unit consists essentially of the following parts: Frame, storage, tank, pump, washer-extractor, button and lint trap, drying tumbler, motors, switches, solenoid valve, transformer, thermostat, electrically operated door lock, sight glass, valve and piping and fittings.

The drying tumbler section consists essentially of a power-driven machine wherein the cleaning liquid is removed automatically (by evaporation and dilution with air) from the fabrics in the machine and is discharged to atmosphere outside the building. Automatic safeguards, hereinafter described, are provided to prevent the formation of flammable vapor-air mixtures during the process.

The perforated galvanized steel cylinder in which the textile fabrics are placed is surrounded by a steel cylindrical shell, closed at the rear and provided with an access door at the front. Openings for inlet of air and outlet of solvent vapor-air mixtures are provided at the top and bottom of this shell respectively. The perforated cylinder is driven at about 36 rpm by a clutch and a system of belts and pulleys connected to an electric motor located outside the tumbler housing. This motor also drives the washer-extractor and solvent pump of the dry-cleaning system.

A fan for inducing air flow through the perforated cylinder is connected to the outlet of the shell. During the drying operation this fan exhausts solvent vapor-air mixtures from the tumbler and discharges these mixtures through a duct to atmosphere outside the building. The fan is directly driven by an electric motor located outside the tumbler housing.

A steam coil of the fin type for heating the air flow is located in a compartment at the top of the tumbler housing. This compartment is directly connected to the air inlet of the shell.

A steam jet is provided near the bottom of the shell, the flow of steam to this jet being controlled by a solenoid-operated valve interlocked with the electrical circuit of the tumbler. In event that the fan stops during opera-

MINUTES

tion of the tumbler, either through current failure or opening of the switch for the fan motor, the interior of the tumbler is automatically flooded with steam. A jet for manually controlled introduction of steam into the machine during the drying operation is provided near the top of the shell.

The steam piping and control valves of the tumbler are as follows: The tumbler is connected to the steam supply (maximum pressure 75 psi) by a manually, operated valve, this valve being used only to start or stop the flow of steam to the machine. The main steam line of the tumbler extends from this valve to two branch lines. One branch steam line is connected to manually operated valves which control the flow of steam to the heating coil and to the manually controlled steam jet previously described. The second branch steam line is connected to the solenoid-operated valve which controls the flow of steam for flooding the tumbler in event of electric current failure.

An electrically operated lock, normally in closed position, is provided on the access door of the tumbler. This lock is controlled by a manually operated momentary-contact push button which is energized by a thermostat having its actuating element located directly below the steam coil which heats the air flow. Low-voltage supply for the lock, push button, and thermostat is obtained from the secondary of a bell-ringing transformer connected in the electrical circuit of the tumbler.

A mechanical interlock consisting of a door latch and interference member is attached to the shaft of the lever which actuates the clutch for driving the perforated cylinder. The access door of the tumbler must be closed before the driving clutch can be engaged, and the clutch must be disengaged before the door can be opened. Another interlock, consisting of a snap switch actuated by a connecting rod and lever arm assembly attached to the access door, controls the fan motor. The fan motor is automatically started when the access door is closed, and is automatically stopped when the door is open.

The load of goods (maximum 35 lb. dry weight) to be dried is placed in the perforated cylinder and the access door of the tumbler is closed. Closing the access door automatically starts the fan motor. The main drive motor of the dry-cleaning system being in operation the clutch for driving the perforated cylinder is engaged manually. The valve controlling the flow of steam to the heating coil in the tumbler is then opened manually and the temperature of the air flow increases. Before the temperature of the air flow reaches 58.3° C (137° F), the thermostat automatically de-energizes the push button for the electrically operated lock on the access door so that this door is locked closed.

At the conclusion of the drying operation, the valve controlling the steam supply to the heating coil is shut off manually. With the steam supply shut off, the temperature of the air flow through the tumbler decreases. When the temperature of the air flow is 58.3° C (137° F), or lower, the thermostat energizes the push button for the electrically operated lock on the access door so that the door may be opened and the load removed, after the driving clutch has been disengaged. Opening the access door automatically stops the fan motor.

In the event of electric current failure, or opening of fan motor fuses, the interior of the tumbler is automatically flooded with steam as previously described. When current is restored, the access door of the tumbler cannot be opened until the fan is operating and the temperature within the tumbler is below 58.3° C (137° F). All electrical equipment and controls will be provided as required in report of Underwriters Laboratories Misc. Hazard 3857, and will be installed in accordance with the requirements of the Electrical Code of the City of New York.

Inspection and Test

This appliance has been investigated by the Committee on Test, present at this inspection were Comm. Charles M. Blum, Chief Engineer L. V. Huber, and John A. Darts of the Committee on Test, and this appliance was also

tested by the Underwriters Laboratories Inc., of Chicago. Report No. Miscellaneous Hazard 3857 Application No. 46C 881 which is a part of the record.

Recommendation

On the basis of the data filed and the inspection and test the Committee on Test recommends the approval of the Majestic 140° Petroleum Solvent Cleaning Unit for voluntary use in New York City provided that the system is constructed and installed in accordance with the specifications of this report; that the solvent used shall have a flash point not lower than 138.2° F; that the system shall be installed only in class 1, 2, or 3 construction; that the system shall have a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 741-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1140-48-SA

APPLICANT—Hupp Corporation, owner.

SUBJECT—Hupp Console Cup Cold Drink Machine, approval of.

APPEARANCES—

For Applicant: William J. Blake.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1140-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 11, 1949

Re: Cal. 1140-48-SA

Subject: Hupp Console Cup Cold Drink Machine, Approval of.

The Hupp Corporation, Cleveland, Ohio, filed December 31, 1948 an application with the Board of Standards and Appeals for approval of the Hupp Console Cup Cold Drink Machine under the provisions of C19-96f Administrative Code and the Submerged Inlet Rules of the Board.

Purpose

This appliance is designed to dispense carbonated water and syrup into a paper cup upon insertion of a coin.

Description

The Hupp Console Cup Cold Drink Machine is of all steel construction, bonderized to inhibit rusting, finished in baked enamel. The dimensions (for cabinet) are 27 inches in depth x 32" width x 36" height; the dimensions (for top housing) are 23½" depth x 18" width x 14" height. The overall height of the machine, with casters, is 53 inches.

A stainless steel drain can is provided for spillage of drinks or overflow from the cooling tank.

The cup dispenser is contained in the top housing and accommodates 100 cups and an automatic ejection-type mechanism places one cup into the delivery compartment in position to receive the drink. Metal "fingers" assure posi-

MINUTES

tive cup separation and delivery. The cup drop chute is of stainless steel.

The drink dispensing mechanism: The correct proportion of syrup and water is positively metered in calibrated cylinders, and mixed in the faucet and valve unit at the time of delivery. The dispensing cycle empties both syrup and water chambers, which refill immediately. The vending rate is four drinks per minute. All metal parts in contact with syrup and carbonated water are of stainless steel.

The refrigeration system: Refrigeration is provided by a Tecumseh Model S64 hermetically sealed 1/6 H.P. compressor used in conjunction with the sweet-water bath. The refrigerant capacity is 11 oz. of Freon 12.

The Carbonating System: The Carbonator is the instantaneous spray type; made of stainless steel, and designed to provide carbonated water with a minimum of 3.2 volumes carbonation. The water is supplied by city lines, with an approved vacuum breaker installed, and suitable pressure is assured by a 1/6 H.P. water pump. A 10 lb. CO₂ cylinder supplies gas to the carbonator, through a regulator valve.

The Electrical System: The machine is designed to operate on 110 volt 60 cycle alternating current only.

Operating Cycle

The dropping of the coin actuates a micro-switch which sends a pulse of current to the main relay. The relay is "held in" by an electro magnet and its contact points will remain closed until the circuit is broken. Electrical energy through the relay is impressed upon three electrical units simultaneously:—the dispensing valve motor, the cup dispenser solenoid and the water pump motor.

The cup dispenser solenoid upon being energized picks off a cup and sends it down the chute where it is positioned, ready to receive a drink from the faucet above.

The valve motor, as it begins its rotation turns a valve, causing the connection between two carbonated water lines to be broken. One tube leading to the carbonator is sealed off and the other tube, leading from the metering cylinder is vented to the faucet.

The pump motor, upon being energized, rotates the pump, which taking the water from the outside source, forces it into the lower end of the water metering cylinder (a part of the carbonator unit). This water pressure entering the cylinder causes the piston to displace the carbonated water on the other side of the piston. This carbonated water flows through the tube which has been opened to the faucet. A smaller piston, mounted on a common shaft in a separate cylinder below, is also caused to move, thus displacing syrup. This syrup mixes with the carbonated water in the faucet and flows in the cup. Since both the carbonated water chamber and the syrup chamber are exactly calibrated, a perfectly mixed drink is insured.

The valve motor completes its revolution after the metering piston has dispensed a full drink. At the end of its rotation, the dispensing valve again connects the two carbonated water lines. At the same time, an arm on a shaft below the valve motor contacts a micro switch which breaks the circuit to the main relay.

The valve motor is de-energized and stops. The pump motor is also de-energized and the cup dispenser solenoid snaps back into position.

The valve having connected the two carbonated water lines again allows the gas pressure from the CO₂ cylinder to drive carbonated water into the metering cylinder pushing the metering piston back to its original starting position.

Inspection and Test

This appliance was inspected and tested at the Pepsi-Cola Plant at 46th avenue and 5th street, Long Island City, September 26, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division. Committee on Test and Mr. W. J. Blake, representing the applicant. The appliance functioned as designed. The appliance has been approved by the Underwriters Laboratory.

Recommendation

On the basis of the inspection and data filed by the appli-

cant, the Committee on Test recommends the approval of the Hupp Console Cup Cold Drink Machine for use in New York City under C19-96.f. when installed in accordance with this report and the provisions of the Administrative Code, provided the appliance be equipped with an approved vacuum breaker and further that the device bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 1140-48-SA" and for use under the permissive provisions of the requirements as adopted by the Fire Commissioner June 23, 1941, Circular #3.

It is further recommended that each unit be serviced at least once a year and that a record card of inspection be affixed to each unit showing such dates of inspection and the name of the inspector.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

148-49-SA

APPLICANT—Brule Incinerator Corporation, owner.

SUBJECT—Brule Gas Fired Incinerator, Model M-1, approval of.

APPEARANCES—

For Applicant: James Falcone and Patrick H. Sharpe.

ACTION OF BOARD—Appliance approved in accordance with report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (148-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 5, 1949

Cal. 148-49-SA

Subject: Brule Gas Fired Incinerator—Model M-1 approval of.

The Brule Incinerator Corporation filed March 1, 1949, an application with the Board of Standards and Appeals for approval of the Brule Gas Fired Incinerator under the provisions of C26-178.0.b., C26-696.0.c, C26-696.0 and C26-697.0, Administrative Building Code.

Purpose

This flue connected appliance is for the burning of ordinary household refuse in small quantities.

Description

The body and top of the incinerator are of 11, 14, 20 gauge steel. The lining is of high temperature insulating refractory, with vertical grooves to promote rapid drying and combustion. The sides and back are air cooled between the refractory lining and the body; this aid also cools the top, passing through a double outlet flue to mix with and cool the products of combustion, thus preventing dangerous over-heating of flue connection to the stack. The front is fully insulated. The Grate carrier, grate, ashpit door, flues and drying shelf are of cast iron for temperature resistance and long life. The base is air cooled but does not comply with the requirements of C-26-695.0.c in that the base is

MINUTES

enclosed. The main burner, with an hourly input of 24,000 B.T.U., is a hollow, curved cast iron neck proportioned for the mixing and burning of manufactured gases. This burner is time clock controlled and the burning period may be set up to one hour by manual setting. The shut-off is automatic.

The constant burning pilot light or burner may be set from 500 to 2500 B.T.U. per hour, depending on gas and intended service. For normal house use the pilot burner takes care of ordinary requirements, and the main burner is only used whenever the incinerator chamber is fully charged. An automatic gas shut-off valve functions to close off all gas whenever ignition fails on the pilot burner, for any reason. The gas pressure control functions to maintain constant gas pressure and to assure efficient combustion of consumed gas. The curved and ribbed drying shelf protects the burner from being fouled by deposited refuse and assists in drying out the charge so that incineration is rapid and complete, thus eliminating odors. The insulating refractory lining heats up quickly and aids rapid drying of moisture, the grooves or flutes functioning to vent gases and steam to the outlet. The capacity of the incinerator chamber, measured to within 3" of the top, is $2\frac{3}{4}$ bushels. When charged to this level with average, wrapped garbage and household refuse, the main burner will usually complete incineration in one hour of operation. For smaller charges, the pilot burner will usually complete incineration before the next charge is fed into the chamber. A square, top feed opening is used. The door is weighted, for safety, so it closes when not in use. Ash drops through the grate into the ash pan, which is periodically emptied. The incinerator is approximately $24\frac{1}{4}" \times 22\frac{1}{8}"$ by $42\frac{3}{16}"$ high.

Inspection and test of this incinerator was made at 601 West Side avenue, Jersey City, on June 15, 1949, and the incinerator was found to operate as designed with no undue outside heating. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and C. J. Connolly and J. Falcone representing the applicant. The appliance has been approved by the American Gas Association, Inc., Certificate No. 7-18.001.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Brule Gas Fired Incinerator—Model M-1, for domestic and commercial installations with a capacity not to exceed $2\frac{3}{4}$ bushels of refuse, provided the incinerator is installed and operated in accordance with this report and the requirements of C26-695.0.c of the Administrative Building Code requiring an open base and that the appliance bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 148-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

351-49-SM

APPLICANT—Brainard Steel Company, owner.

SUBJECT—Steel-Strong Post; $3\frac{1}{2}"$ in. and 4 in. Diameter 11 gauge, approval of.

APPEARANCES—

For Applicant: Louis K. Whitcomb, Jr.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (351-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 351-49-SM

September 28, 1949

Subject: Steel-Strong Post; $3\frac{1}{2}"$ and 4" Diameter—11 gauge, approval of.

Brainard Steel Co., Warren, Ohio, filed May 9, 1949, an application with the Board of Standards and Appeals for approval of the Steel Strong Post under the provisions of C26-178.0, Administrative Building Code.

Purpose

The Steel Strong Post are to be used as a secondary structural member; as a fill-in member which individually support less than 200 square feet of floor area as required by C26-518.0.

Description

The Steel Strong Post is a steel circular section, either $3\frac{1}{2}"$ or 4" in diameter, 11 gauge steel, made by the continuous electric weld process and formed on a Yoder type of circular forming mill. The posts, after welding are chemically cleaned, inside and outside and painted with an acid and alkalin resisting paint. The cap and base plate is of steel plate 6" x 6" and a maximum thickness of $\frac{5}{16}"$.

Inspection and Test

Three samples of both $3\frac{1}{2}"$ and 4" diameter 11 gauge steel columns 8 feet long were tested at the Pittsburgh Testing Laboratory, Pittsburgh, Pennsylvania in the presence of Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Mr. L. K. Whitcomb. The specimens were tested in axial compression with flat ends. Strain gauge readings were taken in order to determine the elastic limit. The test was carried on to the ultimate load where the column failed by buckling.

Results were as follows:

(1) $3\frac{1}{2}"$ Diameter, 11 gauge—Average of Three Specimens
Height—8'—0"

Average wall thickness—0.125 inches.

Area of Steel—1.326 sq. in.

Elastic Limit—39,070 lbs.

Ultimate load—60,300 lbs.

Lbs. per sq. in. (Elastic limit)— $39070 \div 1.326 = 29,450$ lbs. sq. in.

Lbs. per sq. in. (Ultimate)— $60,300 \div 1.326 = 45,300$ lbs. sq. in.

(2) 4" Diameter—11 gauge—Average of Three Specimens
Height—8'—0"

Average Wall Thickness—0.125 in.

Area of Steel—1.480 sq. in.

Elastic Limit—39,470 lbs.

Ultimate Load—65,050 lbs.

Lbs. per sq. in. (Elastic limit)— $39,470 \div 1.480 = 26,740$ lbs. sq. in.

Lbs. per sq. in. (Ultimate)— $65,050 \div 1.48 = 41,700$ lbs. sq. in.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Steel Strong Posts $3\frac{1}{2}"$ and 4" diameter—#11 gauge (0.125) in. thickness and not exceeding 8'—0" in height as a fill-in member in Class 4 construction, which individually will support less than 200 sq. ft. of floor area and not exceeding 20,000 lbs. for 4" and 18,000 lbs. for the $3\frac{1}{2}"$ diameter columns in any case, as required by the provisions of C26-518.0 on condition that the cap and base plate are welded to the column, all welding to conform to the Fusion Welding Rules of the Board, that each end of the column be painted or dipped, inside and outside, for a

MINUTES

minimum length of 1'-0", with a bituminous paint or hot dipped galvanized agent and further that each column bear a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 351-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

425-49-SA

APPLICANT — Iron Fireman Manufacturing Co., owner.
SUBJECT—Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M and GB-P200N, approval of.

APPEARANCES—

For Applicant: Clinton P. Ritter.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee of Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (425-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 425-49-SA November 1, 1949
Subject: Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M, GB-P200N, approval of.

The Iron Fireman Mfg. Company of Cleveland, Ohio filed June 1, 1949 an application with the Board of Standards and Appeals for the approval of Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M, GB-P200N, under the provisions of Art. 12 and Art. 15, Sub. Art. 13, of the Administrative Building Code.

Purpose

These are gas burners for installation in furnaces designed to burn coal.

Description

The Iron Fireman Conversion Gas Burner is a complete firing unit for converting boiler or burners originally built for solid or liquid fuel to gas firing. These burners are of the Classification Z21. 17-1948 as established by the American Standards Association and as listed by the American Gas Association Testing Laboratories as meeting their requirements.

The burner consists of the following component parts:

A Hays Manual Gas Valve—A manually operated valve for shutting off the main gas supply to the burner.

A Pilot Gas Valve—A manually operated valve for adjusting the flow of gas to the pilot burner.

A Reynolds or equal Gas Pressure Regulator—A diaphragm type gas pressure regulator for the purpose of maintaining a uniform gas pressure at the burner at all times regardless of variation in the incoming pressure.

Minneapolis-Honeywell or equal Automatic Gas Valve—An electrically operated valve which regulates the supply of gas to the burner in response to heat requirements as determined by a room thermostat or boiler or furnace limit control.

Gas Orifice—A fixed orifice which determines the amount of gas supplied to the burner and provides means for inducing primary air into the mixing tube.

Primary Air Shutter—An adjustable shutter for regulating the amount of primary air induced into the mixer tube.

Mixer Tube—A cast iron venturi type tube for mixing the gas and primary air and conducting the mixture to the burner head.

Burner Head—A horizontal port type burner head, constructed of stainless steel, from which the jets of gas mixed with primary air are discharged into the burning zone.

A Basso Safety Pilot—A thermocouple type safety pilot which has two functions.

1. To prevent the flow of any gas unless there is a standing pilot flame of sufficient capacity to safely ignite the burner under any conditions.

2. To provide a standing pilot flame for ignition of the main burner.

Radiant Hearth—A refractory combustion chamber and radiant hearth which assures proper mixing of the gas and secondary air, maintains sufficient temperature for high combustion efficiency and converts a large proportion of the heat released by the non-radiant blue flame into highly radiant energy in the red and infra-red region.

Enclosure—The entire control manifold is protected with a heavy gauge steel enclosure. This prevents accidental damage to the controls and eliminates possible tampering with burner adjustments.

Inspection and Test

A model of this burner was inspected and tested at White Plains, New York and found to operate as designed. Present at this test were Chief Engineer Leslie V. Huber of the Committee on Test and C. Ritter, and S. M. Wright, representing the applicant. The burners have been approved by the American Gas Association, Cert. No. 20-199,101 for GB-P200N, M Cert. No. 20-199-1.001, GB-P125N, M.

Recommendation

On the basis of the inspection and test and the data furnished by the applicant, the Committee on Test recommends the approval of the Iron Fireman Conversion Gas Burners, Models GB-P125M, GB-P125N, GB-P200M and GB-P200N for use in New York City when installed and operated in accordance with this report and the requirements of Art. 12, and Art. 15, Sub. Art. 13 of the Administrative Building Code, provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 425-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

Adjourned: 1:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 6, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

665-49-A

APPLICANT—Bond Stores, Incorporated for Adda, Inc., owners (Bond Stores, Incorporated, lessees).

MINUTES

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED — 1514-1530 Broadway, northeast corner of West 44th street, (Block 997, Lots 1, 6, 54 and 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Jahelka

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (665-49-A)

WHEREAS, Bond Stores, Inc., lessee for Adda, Inc., owner, filed September 15, 1949 an appeal from an order of the fire commissioner, affecting premises 1514-1530 Broadway, northeast corner of West 44th street (basement); (Block 997, Lots 1, 6, 54 and 57), Borough of Manhattan; and

WHEREAS, Order 53734-LF issued by the fire commissioner July 26, 1949 reads:

"3. Extend standpipe line in cellar at west side of building and provide a 2½" outlet on same with 100 feet of approved hose in lengths not greater than 50 feet. Ch. 26, Art. 17, Adm. Code."

and

WHEREAS, the applicant states that the building is three stories, 44 ft. in height, 203 ft. by 250 ft. in area, of class 1 construction, erected in 1929 on a lot 203 ft. by 250 ft., in a retail use, B area, class 2 height district, used and occupied since 1938 as follows: basement—retail stores and equipment—52 persons; 1st floor—five retail stores—150 persons; 2nd floor—retail clothing store—200 persons, mezzanine—office—10 persons; 3rd floor—alteration department—30 persons; that the building is equipped with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are three interior 44 in. wide steel stairs, fireproof enclosed, equipped with fireproof self-closing doors from roof bulkhead direct to street; and

WHEREAS, C.O. 27356 issued February 18, 1941 upon completion of work under Alt. 2103-40 permits the following use of the business portion of the building: basement—retail stores, mechanical equipment and storage—52 persons, 120 lb. liveload; 1st floor—retail stores—150 persons; 100 lb. liveload; 2nd floor—retail clothing store—200 persons, 80 lb. liveload; 2nd mezzanine—interview offices—10 persons, 50 lb. liveload; 3rd story — alteration department — 30, persons 80 lb. liveload; that the balance of the building is in use as a motion picture theatre; and

WHEREAS, the applicant contends that Section C26-1386.0 of the Administrative Code states that any point of a building shall be within 120 ft., measured horizontally, of a riser; that the standpipe in the basement of the building in question is so located that all points are within a 95 ft. radius of the standpipe outlet; that the code also states that in portions occupied as stores or salesrooms separated from the enclosed stairway, the standpipe may be omitted at the discretion of the superintendent; that this condition occurs here; that in addition a 2½ gal. soda and acid extinguisher has been provided for every 2500 sq. ft. of floor area; that the standpipe was installed according to plans approved by the borough superintendent and there has been no change in occupancy or arrangement since its installation; that it would constitute an unnecessary hardship to install a branch standpipe; that an interior fire alarm system has been installed in recent years which should further reduce any potential hazard in the structure.

Resolved, that the decision of the fire commissioner as to Order 53734-LF, objection 3, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the standpipe within the stairway as indicated on plan filed with this appeal marked "Received November 14, 1949," shall be equipped with not less than 125 ft. of hose in the space occupied by Bond Clothes which shall not be extended beyond the space not now so occupied; that in all other respects the building and occupancy and standpipe

protection shall comply with all laws, rules and regulations applicable thereto.

712-49-A

APPLICANT—Stanley H. Klein, for Garden Acres, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—271-04 78th avenue, southeast corner of Langdale street (Block 8688, Lot 35), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (712-49-A)

WHEREAS, Stanley H. Klein, for Garden Acres, Inc., owner, filed October 11, 1949, an appeal from a decision of the borough superintendent, affecting premises 271-04 78th avenue, southeast corner of Langdale street (Block 8688, Lot 35), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 24, 1949, acting on N.B. Applic. 1142-49, reads:

"1. The erection of a frame dwelling within the fire limits is contrary to sect. 4.1.2 of B.C.

2. 2" wood beams contrary to sect. 7.1.4 of B.C."

and

WHEREAS, the applicant states that the building will be 1½ stories, 22 ft. 6 in. in height, 23 ft. 10 in. by 33 ft. 6 in. in area, Class 4 construction, erected on a lot 64.13 ft. by 100 ft. in depth, in a local retail use, D area, Class 1 height district, to be used as a one-family dwelling; and

WHEREAS, the applicant contends that the proposed building will be surfaced on the exterior walls with asbestos shingles and the roof surfaced with approved asphalt shingles; that the building will be completely detached on an irregular plot with streets on three sides; that the building is one of a group of dwellings of similar construction; that the lot in question is the only parcel zoned for retail use, D area, as all surrounding property is zoned for residence use, G-1 area; that as all the dwellings in this area are of frame construction and as the premises in question are not suitable for business use and in order to preserve the residential character of the area, it is requested that the Board permit the proposed building to conform to the construction of the buildings erected in the area.

Resolved, that the decision of the borough superintendent dated August 24, 1949 acting on N.B. Applic. 1142-49, objections 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall be constructed substantially as proposed and as indicated on plans filed with this application marked "Received October 11, 1949," (three sheets); that the distance between the rear of the house and the lot line shall not be less than 35 ft.; that in all other respects the building and occupancy shall comply with the requirements of the zoning resolution for a G-1 district including any garage that may be erected on the premises.

713-49-A

APPLICANT—Stanley H. Klein, for Max Brody, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (1st floor); (Block 269, Lot 10), Far Rockaway, Borough of

MINUTES

Queens (under section 35, General City Law re bed of mapped street—proposed widening of Deerfield road).

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (713-49-A)

WHEREAS, Stanley H. Klein for Max Brody, owner, filed October 11, 1949, an application pursuant to Section 35 of the General City Law, to permit the erection of an extension to an existing building in the bed of a mapped street (Deerfield road) affecting premises 2429 Deerfield road, south side, 82.44 ft. east of Beach 25th street (Block 269, Lot 10), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1949, as to Alt. Applic. 1292-49, reads:

"1. No construction permitted in bed of a mapped street, Sec. 35, General City Law."

and

WHEREAS, the applicant states that the building is 2 stories 24 ft. in height; 32 ft. 8 in. by 20 ft. 8 in. in area, of Class 4 construction; erected 1924; on a lot 61.83 ft. by 89.16 ft. and 88.32 ft. in area, in a residence use, D area, Class 1 height district, and used and occupied since 1924 as a one family dwelling, and proposed to be used and occupied as a one family dwelling upon completion of the alteration herein proposed; that no certificate of occupancy has been issued for the existing building; that the building is brick veneered; that there is an existing porch in poor condition which requires replacement; and

WHEREAS, the applicant contends that as the existing porch must be replaced, the owner desires to reconstruct it to extend it 1 ft. 2 in. further from the building than the present porch and to use part of the new addition for an enclosed room and the balance as an open porch as indicated on plans filed with this appeal; that the present owner has resided at these premises for 25 years; that there seems to be no indication when the proposed street will be constructed; that the owner agrees to waive the cost of the alteration work involved in any condemnation costs in the event the street is acquired by the city.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1292-49, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the extension of building as proposed within the bed of a mapped street as shown on plans filed with this application marked "Received October 11, 1949," (four sheets), *on condition* that in the event a portion of the premises is acquired by the city for street widening, no claim for compensation shall be made except for the fair value of the land itself so taken as may be determined by the court and that the owner shall, as proposed, remove the porch extension at his own expense.

751-49-A

APPLICANT—Charles M. Spindler, for Camillo Caiozzo, Sr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (751-49-A)

WHEREAS, Charles M. Spindler, for Camillo Caiozzo, Sr., owner, filed October 27, 1949, an appeal from a decision of the borough superintendent, affecting premises 37-37 to 37-39 103rd street, east side, 359 ft. south of 37th avenue (Block 1769, Lots 86 and 87), Corona, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated October 19, 1949, as to amendment to Alt. Applic. 511/49, reads:

"1. Both exits must lead directly to a public street, Sec. 6.1.2.2.2."

and

WHEREAS, the applicant states the building is one story 14 ft. in height, 25 ft. by 99 ft. 6 in. in area, of Class 3 construction, on a plot 50 by 100 ft. 9 in. in area, erected in 1929 in a business use, C area, Class 1 1/4 height district, used and occupied since 1928: cellar, boilerroom and storage; 1st floor, stores, 4 persons; proposed to be used and occupied upon completion of alteration, as follows: cellar, boilerroom and storage, toilets and kitchen, 3 persons; 1st floor, bar and grill, restaurant and cabaret, 150 persons; and

WHEREAS, the applicant states that permission is sought to install a required exit door leading from the first floor to an adjoining yard from whence there is direct egress to the street through a driveway easement; and

WHEREAS, the applicant contends that Alt. Applic. 511/49 was approved, showing two exits at opposite sides of the front wall with exit passage 24 ft. long leading to one of these exits; that an amendment was filed showing the exits as now proposed, resulting in the decision herein appealed; that the exits now proposed consist of a pair of doors in the center of the front wall and a second exit door in the side wall of the new extension remote from the front and far more satisfactory from a safety standpoint than the exits shown on the approved plans; that the building has a frontage of only 25 ft. and the exit passageway shown on the approved plans would be a great hardship, since it would cut off half the length of the proposed bar; that the second exit proposed opens into lot 83, which adjoins the lot to the south; that a notarized consent from the owner of lot 83 permitting this exit is filed with this appeal; that from the rear of lot 83 there is an 8 ft. driveway on lots 26 and 28, leading to 104th street, on which driveway the owner of lot 83 holds an easement; and

WHEREAS, the building under appeal was constructed in 1928 with a depth of 60 ft.; that Alteration 511-49 was filed and approved for the construction of a rear extension 39 ft. 6 in. deep by 30 ft. 6 in. wide, and for the change of occupancy from a store to a restaurant and cabaret; that this plan was originally approved on April 27, 1949, and amended by revised plans approved July 22, 1949; that the extension was constructed in the summer of 1949, and all structural work in connection with this alteration has been completed except for the interior finish and the new store front and exits which is the subject of this appeal; that in lieu of the two front exits and fireproof passageway shown on the last approved plan, one front exit and one side exit through the adjoining yard are proposed; that revised plans showing these exits were submitted to the Building Department, resulting in the objection herein appealed from.

Resolved, that the decision of the borough superintendent dated October 19, 1949 acting on amendment to Alt. Applic. 511-49, objection 1, be and is hereby is *modified* and the appeal be and it hereby is *granted on condition* that in addition to the primary means of exit directly to 103rd street there shall be an exit as proposed and as indicated on revised plans marked "Received October 27, 1949," leading to an open passage and through an open driveway to 104th street; that in addition there shall also be a door opening to the yard of lot 86 from which access through the building on lot 87 may be had during business hours; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

MINUTES

20-48-A

APPLICANT—Ernest Alicandri, for Michael Felino, owner.

SUBJECT—Application for consideration — reopening and amendment of resolution—re Appeal from a decision re an order of the fire commissioner (previously denied).

PREMISES AFFECTED—2967-2969 West 33rd street, east side, 93 ft. 5 $\frac{7}{8}$ in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Alicandri.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (20-48-A)

WHEREAS, this appeal from an order and a decision of the fire commissioner, affecting premises 2967-2969 West 33rd street, east side, 93 ft. 5 $\frac{7}{8}$ in. north of Surf avenue (Block 7048, Lot 56), Borough of Brooklyn was denied by the Board March 2, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 2, 1948 by adding thereto:

"that nothing herein contained shall be deemed to prohibit the rescindment of this order by the fire commissioner in the event the sprinkler system is extended throughout the dwelling under plans filed with and approved by the borough superintendent and the work is certified to the fire commissioner by the borough superintendent as having been completed under such application (19523-LF)."

608-49-A

APPLICANT—William M. Dowling, for Mowbray Realty Co., Inc., owner (Terrace Management Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99, 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens, (under sections 35 and 36, General City Law re buildings in bed of and not facing on legally mapped streets.

APPEARANCES—

For Applicant: William M. Dowling and Chas. A. Mulligan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (608-49-A)

WHEREAS, this appeal from a decision of the borough superintendent and an application pursuant to Section 35 of the General City Law to permit the erection of buildings in the beds of mapped streets and an application pursuant to Section 36 of the General City Law, to permit the erection of buildings without access to an officially mapped street or highway, affecting premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99 and 67-02, 67-10 to 67-22, 67-28, to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86, 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28, 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33 and 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07 and 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45 and 137-47 to 137-55 68th drive; 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 68th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens was granted by the Board October 25, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 25, 1949 by adding thereto:

"... that the construction hereinbefore required for the second story and gable ends of certain of the buildings to be of masonry faced with fireproof siding may be constructed in lieu of such requirements by sheathing and waterproof building paper and asbestos shingles; that partitions and ceilings other than fire walls may be covered with $\frac{3}{8}$ in. approved rock lath and ceilings with $\frac{3}{4}$ in. approved perforated rock lath, both finished with $\frac{1}{2}$ in. gypsum plaster; that the number of garage spaces shall be as permitted by amendment to the resolution adopted this day under Cal. 607-49-BZ; that in all other respects the requirements of the resolution adopted October 25, 1949 shall be complied with (N.B. Applications 4528-4564/49, inclusive)."

510-45-A—Vol. III

APPLICANT—Jacob Berman, for Charles M. Srebroff, owner (Radio Engineering Laboratories, Inc., lessee).

SUBJECT—Application for consideration — reopening to consider new proposal—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—36-40 37th street, west side, 349.5 ft. north of 37th avenue (Block 636, Lot 43), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Berman and Chas. M. Srebroff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

164-49-A—Vol. II

APPLICANT—Arnold W. Lederer, for Murray Rubenstein and Isadore Shochat, owners.

SUBJECT—Application for consideration—reopening to consider new proposal and decision—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—830-836 (824-826 displayed) Remsen avenue, west side, 200 ft. south of Ditmas avenue (Block 7924, Lots 188-190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II for consideration of new proposal and decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

313-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for C. T. F. Realty Corp., owner (A and C. Fabricatore, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider rehearing—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—1438-1442 Flatbush avenue, west side, 155 ft. south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II for consideration of new proposal, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

445-49-A

APPLICANT—Henry Nordheim, for Walter Zalesky, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—719 Caulwell avenue, west side, 175 ft. south of East 156th street (Block 2624, Lot 56), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to docket, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

713-45-A—Vol. II

APPLICANT—Walter Monroe Cory, for 56 East 52nd Street Corp., owner (L. W. Frohlich and Co., Inc., lessee).

SUBJECT—Application reopened November 15, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—56 East 52nd street, south side, 75 ft. west of Park avenue (1st and 2nd floors); (Block 1287, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Walter Monroe Cory.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

731-48-A

APPLICANT—John J. Carroll, for Lena Hickman, owner (Hickman Mirror and Glass Works, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—990 Bedford avenue, west side, 36 ft. north of De Kalb avenue (Block 1928, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

402-41-A—Vol. II

APPLICANT—William Farrell, for Retta Pragnell, owner.

SUBJECT—Application reopened July 22, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

APPEARANCES—

For Applicant: William Farrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 2 P.M., for inspection by a committee of the Board. The applicant states that he now finds that there has been no sprinkler system installed in the hallway of the building under the requirements for a converted multiple dwelling as previously stated.

539-47-A

APPLICANT—Good and Kent, for H. C. Bohack Co., Inc., owner.

SUBJECT—Application reopened and restored to docket September 28, 1948—re Appeal from an order of the fire commissioner (previously dismissed for lack of prosecution).

PREMISES AFFECTED—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M., at the request of applicant's representative.

MINUTES

415-49-A

APPLICANT—2632 Broadway Corporation, owner (Midway Res. Hotel, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome S. Mashman.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M., at the request of applicant's representative.

536-49-A

APPLICANT—Pouch Terminal, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Pier 20, east side, of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

APPEARANCES—

For Applicant: A. J. Arbuckle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 2 P.M., to be heard in connection with two additional appeals on adjoining piers.

596-49-A

APPLICANT—Arnold W. Lederer, for Bernard Gross, owner.

SUBJECT—Application filed (re decision of the borough superintendent) pursuant to section 310 of the Multiple Dwelling Law for variation of sections 187 and 188 of the Multiple Dwelling Law as to means of egress.

PREMISES AFFECTED—601 Lefferts avenue, north side, 329 ft. 6 in. east of Kingston avenue (2nd floor); (Block 1326, Lot 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 2 P.M., for inspection and decision without further argument.

738-49-A

APPLICANT—Julian Roth, for Nasset Realty, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—141 East 44th street, north side, 75 ft. east of Lexington avenue (Block 1299, Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M., for inspection by committee; hearing closed.

ZONING APPLICATIONS

585-42-BZ—Vol. II

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning

resolution, permitting in a business use district, the extension in area of an existing gasoline service station, and also the erection and maintenance of a building to be used as a laundry and lubritorium.

PREMISES AFFECTED—4091 Hylan boulevard and 293 Nelson avenue northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (585-42-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection and maintenance of a building to be used as a laundry and lubritorium, affecting premises 4091 Hylan boulevard and 293 Nelson avenue, northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond, was granted by the Board October 9, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 25, 1947 and November 30, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 9, 1945 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 555-42)."

404-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction, extension in area and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (404-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction, extension in area, and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubritorium, auto laundry and motor vehicle

MINUTES

repair shop, affecting premises 8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn was granted by the Board November 30, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 30, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 516-48)."

512-48-BZ

APPLICANT—John F. Payne, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 7A of the zoning resolution, permitting in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway, than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Nathan Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (512-48-BZ)

WHEREAS, this application under sections 7e, 7i and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrance beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted, affecting premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, Socony-Vacuum Oil Company is the new owner, Sophie Zipkin, former owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to obtaining permits and completion of work so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 1454-48)."

766-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp. owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the alteration and reconstruction of existing gasoline service station, to include retail sales, auto laundry, lubritorium, and motor vehicle repair shop, with entrance more than permitted distance from intersection.

PREMISES AFFECTED—6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (766-48-BZ)

WHEREAS, this application under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the alteration and reconstruction of existing gasoline service station to include retail sales of motor vehicle accessories, auto laundry, lubritorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection; affecting premises 6761 to 6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn was granted by the Board December 14, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 394-48)."

945-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Applicant (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in business use portion of the lot, the reconstruction and enlargement of accessory building to existing gasoline service station, and the parking of more than five motor vehicles, to include lubritorium, auto laundry, retail sales, motor vehicle repair shop and to continue the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—102-36 Jamaica avenue, south side, 264.89 ft. east of 102nd street (Block 9288, part of Lot 14), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (945-48-BZ)

WHEREAS, this application under sections 7e and 7i of the zoning resolution, to permit in the business use portion of the lot, the reconstruction and enlargement of accessory building, to an existing gasoline service station, and the parking of more than five motor vehicles, to include lubricatorium, auto laundry, retail sales, motor vehicle repair shop, and to continue the parking and storage of more than five motor vehicles, affecting premises 102-36 Jamaica avenue, south side, 264.89 ft. east of 102nd street (Block 9288, part of Lot 14), Richmond Hill, Borough of Queens was granted by the Board, May 10, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1949, by adding thereto:

"... that in the event the owner desires to construct a woven wire fence on a concrete base along the lot line of 87th avenue and along the side lines from 87th avenue to Jamaica avenue on both sides, such fence of the woven wire type with anchored steel posts on a concrete base one foot high may be substituted for the masonry wall hereinbefore required, provided the total height is not less than 5 ft. 6 in. except that the height may be reduced to a height of 4 ft. within 10 ft. of the building line of Jamaica avenue; that any existing fence along the side lot line of the adjoining water company may however be retained if erected on a concrete base as above required and is not less than five feet in height; that in all other respects the requirements of the resolution adopted May 10, 1949, shall be complied with (N.B. 5051-48)."

10-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Broad-wall Realty Corp., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—262-266 Cherry street, north side, 104 ft. 8 in. east of Rutgers street (Block 256, Lots 5, 6 and 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (10-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles and an office, affecting premises 262-266 Cherry street, north side, 104 ft. 8 in. east of Rutgers street (Block 256, Lots 5, 6, 7), Borough of Manhattan, was granted by the Board May 10, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant, that plans have been approved by the Department of Housing and Buildings, and all work 90% completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. Applic. 219-48)."

11-49-BZ

APPLICANT—Louis Lieberman, for Laurelton-Merrick Inc., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution as to revised plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7e, 7h, 7A and 21 of the zoning resolution, permitting in a residence and local retail use, D and F area district, the erection and maintenance of a business building (super market and stores) using more than the area permitted with off street parking in residence portion of lot, with entrance beyond permitted distance.

PREMISES AFFECTED—234-01 to 234-35 Merrick road, 133-38 to 133-56 Laurelton parkway, northwest corner and 133-37 to 133-47 234th street (Block 12975, Lot 1), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (11-49-BZ)

WHEREAS, this application under sections 7c, 7e, 7h, 7A, and 21 of the zoning resolution to permit in residence and local retail use D and F area districts, the erection and maintenance of a business building (supermarket and stores), using more than the area permitted, with off-street parking in residence portion of lot with entrances beyond permitted distance from the intersections, affecting premises 234-01 to 234-35 Merrick road, 133-38 to 133-56 Laurelton parkway, northwest corner and 133-37 to 133-47 234th street (Block 12975, Lot 1), Laurelton, Borough of Queens, was granted by the Board June 7, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 7, 1949 only in so far as it has reference to the revision of plans by adding thereto:

"... that in the event the owner desires to rearrange the buildings as indicated on revised plans marked "Received December 2, 1949," (two sheets), such revision particularly of the location of the super market may be as now proposed provided the requirements of the resolution adopted by the Board on June 7, 1949 are complied with in all other respects; that the portion of the buildings facing Laurelton parkway both as to sides and rear shall be of face brick; that the loading area into the super market shall be at the point indicated on the westerly side and that the door in the rear wall shall be for customers use only (N.B. 2371-48)."

607-49-BZ

APPLICANT—William M. Dowling, for Mowbray Realty Co., Inc., owner (Terrace Management Corp., lessee).

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence use, E area district, the erection of more than one building on a lot, without the required side and rear yards; and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot.

PREMISES AFFECTED—67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99; 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-66, 68-68 to 68-80, 68-82 to 68-86; 68-43 to 68-67; 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32; 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive, 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 86th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: William M. Dowling and Chas. A. Mulligan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (607-49-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit in a residence use, E area, district, the erection of more than one building on a lot without the required side and rear yards, and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot, affecting premises 67-01 to 67-23, 67-25 to 67-37, 67-39 to 67-75, 67-77 to 67-99; 67-02, 67-10 to 67-22, 67-28 to 67-40 and 67-48 to 67-50 136th street; 68-02 to 68-04, 68-08 to 68-26, 68-28 to 68-36, 68-38 to 68-44, 68-46 to 68-60, 68-68 to 68-80, 68-82 to 68-86; 68-43 to 68-67, 69-02 to 69-18, 69-20 to 69-28 and 69-30 to 69-32, 69-03 to 69-23, 69-25 to 69-33, 69-35 to 69-43 136th street; 135-01 to 135-23, 136-01 to 136-03, 136-05 to 136-47, 136-49 to 136-65, 137-01 to 137-07, 137-09 to 137-11 Jewel avenue; 66-01 to 66-19, 67-01 to 67-07 Park Drive East; 136-01 to 136-03, 136-05 to 136-49, 136-51 to 136-79, 137-01 to 137-27, 137-29 to 137-45, 137-47 to 137-55 68th drive, 137-02 to 137-20, 137-22 to 137-32 and 137-34 to 137-60 86th drive; 68-02 to 68-24, 68-32 to 68-36, 68-38 to 68-40, 69-02 to 69-14, 69-16 to 69-36 and 69-38 to 69-58 138th street (Block 6482, Lot 2, Block 6490, Lot 1, Block 6491, Lot 1, Block 6492, Lot 1, Block 6493, Lot 1 and Block 6494, Lot 1), Kew Gardens Hills, Borough of Queens was granted by the Board October 25, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 25, 1949 by adding thereto:

"... that in the event the owner desires to rearrange the total number of garage spaces as previously approved so that instead of 20 two-family units storing three cars each there will be 23 two-family units storing

three cars each, and instead of 19 building units storing two cars each there will be 24 two-family units storing two cars each and one one-family unit storing one car; that with this rearrangement the total number of garage units will remain at 188 and the difference of 20 car spaces will be taken from the number formerly shown as free standing garage units; that in all respects other than this revision of the garage units the requirements of the resolution adopted by the Board October 25, 1949 shall be complied with in all other respects and other than as amended this day under Calendar No. 608-49-A (N.B. Applications 4528 to 4564-49)."

177-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Gross, owner.

SUBJECT—Application for consideration — reopening as Vol. III to consider new proposal—re Application (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit partly in a business use and partly in a residence use district, the demolition of present auto repair shop, gas tank and pump and the erection and maintenance of a gasoline service station, lubritorium, minor repairs, auto laundry, servicing and repairs of outboard motors, auto and outboard accessories, boiler room, storage and office; (previously denied by the Board).

PREMISES AFFECTED—9616-9626 Flatlands avenue and 1510-1522 Rockaway parkway, southwest corner (Block 8204, Lots 42 and 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

353-34-BZ

APPLICANT—Paul Friedman, for Samuel DiMaria, Inc., owner.

SUBJECT—Application for consideration—reopening to consider rehearing under section 7f—re Application (decision of the borough superintendent) previously denied under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—876-886 Ralph avenue and 5913-5923 (5915-5921 displayed) Church avenue, northwest corner (Block 4685, Lots 29 and 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II for consideration under sections 7f and 7i of the zoning resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

209-46-BZ—Vol. II

APPLICANT—Edmund T. Mallory, for Camager Corp., owner (Northern Chevrolet Inc., lessee).

MINUTES

SUBJECT—Application for consideration — reopening to consider extension of building—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, outdoor space for sale of more than five used cars and the use of the existing premises for the repair of motor vehicles and showroom.

PREMISES AFFECTED—93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, north-west corner (Block 1423, Lot 45), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Edmund T. Mallory.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II for consideration of extension of building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

382-48-BZ—Vol. II

APPLICANT—Siegel and Green, for Bades and Nemer-son, owners.

SUBJECT—Application for consideration — reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a business building (limited retail stores).

PREMISES AFFECTED—2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16-19), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II for consideration of new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

463-49-BZ

APPLICANT—Nordlinger, Riegelman and Benetar, for Henry Phipps Estates, owner.

SUBJECT—Application for consideration — reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-55 Sutton Place South, east side, block front, between East 54th and East 55th streets (Block 1371, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

APPLIANCE SUBMITTED FOR APPROVAL.

248-35-SA

APPLICANT—Louis Schwebel, for Dupont Fuel Oil Burner Co., Inc., owner.

SUBJECT—Application for consideration — reopening re additional name Atlas Oil Burner (previously approved under name Dupont Oil Burner).

APPEARANCES—

For Applicant: Louis Schwebel.

ACTION OF BOARD—Application reopened for test and report—re consideration of additional name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 19, 1949, as they appeared in Bulletin No. 13, Vol. 34, are hereby corrected to read as follows:

340-49-SM

APPLICANT—Illinois Malleable Iron Co., owner .

SUBJECT—Imico Extra Heavy Malleable Iron Pipe Fittings, 500 lbs. W.W.P., approval of.

APPEARANCES—

For Applicant: E. W. Walters.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (340-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 340-49-SM

Subject: Imico Extra Heavy Malleable Iron Pipe Fittings, 500 lbs. W.W.P., approval of.

The Illinois Malleable Iron Company filed May 4, 1949 an application with the Board of Standards and Appeals for approval of the Imico Extra Heavy Malleable Iron Pipe Fittings 2½ inches to 6 inches, 500 lbs. W.W.P. under the provisions C26-1383.0 and C26-1391.0 Administrative Building Code.

Purpose

The purpose of this material is for approval of fitting used in standpipe systems.

Description

These are pipe fittings and are known as extra heavy malleable fittings and have the name Imico cast therein. The sizes are from 2½ inches to 6 inches inclusive in both straight and reducing sizes. The threads are American Standard. The fittings consist of 90° screwed elbows and 45° screwed elbows and tees.

Inspection and Test

These fittings were subjected to hydrostatic tests at the laboratory of Sam Tour & Company, Inc., at 44 Trinity

MINUTES

Place, New York. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test, Acting Deputy Assistant Chief Inspector Peter Maher of the Fire Dept., and E. W. Walters representing the applicant.

Identification of Samples

The samples received for testing bore the manufacturer's identification and pressure ratings in the form of raised and stamped letters and figures on the outside surfaces of the fittings. The samples were assigned laboratory identification numbers which, together with manufacturer's markings, are listed below:

No. Sample	Fitting Type	Markings
1	6" Tee	Imico Heavy Mall; 500 W W P
2	6" 90° Ell	" " " ; 340-49-SM
3	6" Tee	" " " ; 500 W W P
4	6" 90° Ell	" " " ; 340-49-SM
5	5" Tee	" " " ; 340-49-SM
6	4" 90° Ell	" " " ; 300 W S P
7	3" Tee	" " " ; 1000 W O G
8	2½" Tee	" " " ; 500 W W P

Samples Nos. 1-4, 6 and 7 were received unplugged.

Samples Nos. 5 and 8 were received already sealed with solid cast iron plugs, with one of the plugs on each sample having a ¼" pipe tap for connecting to the pressure line.

Procedure:

Hydrostatic Tests

Sample #1 was sealed using one solid cast iron plug and two solid brass plugs with lamp wicking and pipe joint compound.

Sample #2 was similarly sealed, using one solid cast iron plug and one brass plug.

Samples #6 and #7 were sealed using solid brass plugs in all cases.

One brass plug in each of the above samples was drilled and tapped for a ⅛" pipe connection.

Samples #1, #2, #5-#8 were all filled with water prior to testing.

The pressure required for these tests was supplied by a hand-operated pump which is part of a 10-ton Carver laboratory hydraulic press. The moving platen of this press was blocked so that when the pump was operated the developed pressure was transmitted directly to the samples under test through a connecting pipe line.

This connecting line was provided with a special coupling to be used when changing the test samples; a valve for adding any necessary water to the samples and the piping, while simultaneously permitting any entrained air to escape; a second valve for releasing pressure in the system at the conclusion of the individual tests; and a calibrated gauge reading up to 20,000 psi.

Each sample was, in turn, connected to the pressure line, the system completely filled with liquid, and hydrostatic pressure applied by means of hand pumping.

The extra oil necessary to keep the fittings filled as they expanded under pressure, or losses as leakage occurred, was supplied by means of an auxiliary tank connected to the press reservoir.

Tension Test

A specimen for the tension test was cut out longitudinally along the wall of the 6" Tee (sample #3) designated for this purpose. The wall thickness of the specimen was left intact, while the other dimensions were machined to conform with A.S.T.M. specifications, E8-46, for large diameter tubing having a wall thickness less than ¾".

Gauge points 2" apart were punched in the specimen.

The specimen was placed in a Tinius Olsen Universal Testing machine rated at 100,000 lbs.

The yield point was determined by the divider method.

Compression Test

The compression test on the 6" Ell (sample #4) was performed in accordance with instructions from Mr. Walters. It consisted of placing the fitting on the bed of the Tinius Olsen Universal Testing machine and bringing the movable cross-head down to exert a load on the beads on the Ell. This test was run to the load limit of the machine.

A wooden barricade to stop any possible flying fragments was placed around the specimen while under compression.

Results:

Hydrostatic Tests

The results of these tests are listed below:

Sample #1—Leak at threads of brass plug on run. Highest pressure held was 5,000 psi.

Sample #2—Leak at threads of cast iron plug. Highest pressure obtained was 5,000 psi.

Sample #3—Pressure reached 6,200 psi.

Sample #4—Pressure held at 6,100 psi.

Sample #5—Pressure held at 6,200 psi.

Sample #6—Pressure reached 8,000 psi. Leaks started at threads of plugs.

Tension Test

Results of this test are shown below:

(1) Cross-section area—0.3375 sq. in.

(2) Yield Point—31,900 psi.

(3) Ultimate Strength—42,000 psi.

(4) Elongation in 2"—8%.

(5) Fracture appeared clean, and was of typical malleable iron appearance.

Compression Test

This test was terminated when the limit of the machine was reached at a load of approximately 85,000 lbs.

No cracks or fractures were visible on the surface of the sample, although the fitting was flattened slightly until the beads were somewhat oval-shaped.

Discussion

The results of the hydrostatic test showed that none of the fittings tested showed any signs of failure at pressures ranging between 5,000 and 8,000 p.s.i.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Imico Extra Heavy Malleable Iron Pipe Fittings in the following sizes: 500 lbs. W.W.P. in Straight sizes—90° Ells, 45° Ells and Tees—2½", 3" x 4", 5" and 6". Reducing sizes—90° Ells—3" x 2½", 4" x 3", 4" x 2½", 5" x 4", 5" x 3", 5" x 2½", 6" x 5", 6" x 4", 6" x 3", and 6" x 2½". Tees—3" x 3" x 2½", 3" x 2½" x 3", 3" x 2½" x 2½", 4" x 4" x 3", 4" x 4" x 2½", 4" x 3" x 4", 4" x 2½" x 4", 5" x 5" x 4", 5" x 5" x 3", 5" x 5" x 2½", 5" x 4" x 5", 5" x 4" x 4", 5" x 4" x 2½", 5" x 3" x 5", 5" x 2½" x 5", 6" x 6" x 5", 6" x 6" x 4", 6" x 6" x 3", 6" x 6" x 2½", 6" x 5" x 6", 6" x 5" x 5", 6" x 4" x 6", 6" x 4" x 5", 6" x 4" x 4", 6" x 3" x 6", 6" x 2½" x 6", 6" x 2½" x 2½"; provided that the Cal. No. 340-49-SM shall be cast in raised letters at least ½" in height for 4", 5", and 6" sizes and ⅜ inches for smaller sizes.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

*Correction—The sizes of the fittings corrected, as printed under the title of "Recommendation" in the report of the Committee on Test.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

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TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

CONTENTS

This issue of the Bulletin contains in the order given—
Petitions for Certiorari Orders Served on the Board of
Standards and Appeals.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, December 13, 1949, Affecting Calendar Numbers 100-49-BZ, 196-49-BZ, 233-49-BZ, 380-49-BZ, 460-49-BZ, 472-49-BZ, 701-49-BZ, 727-49-BZ, 728-49-BZ, 746-49-BZ, 1241-25-BZ—Vol. II, 379-32-BZ, 382-46-BZ—Vol. II, 559-47-BZ—Vol. II, 172-49-BZ, 289-49-BZ, 308-49-BZ, 666-49-BZ, 686-49-BZ, 736-49-BZ, 737-49-BZ, 702-49-A, 199-39-SM, 348-47-SM, 1105-48-SA, 447-49-SM, 507-49-SM, 508-49-SM, 550-49-SM, 570-49-SM, 592-49-SM and 656-49-SA.

Minutes of Regular Meeting, Tuesday Afternoon, December 13, 1949, Affecting Calendar Numbers 298-49-A, 327-49-A, 522-49-A, 257-46-A—Vol. II, 685-49-A, 722-49-A, 593-49-A, 706-49-A, 797-49-A, 448-48-BZ, 203-33-BZ—Vol. III, 233-41-BZ, 494-43-BZ and 530-48-BZ—Vol. II.

(Remaining minutes will be printed in the Bulletin of December 27, 1949).

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On December 8, 1949, copy of petition and order of certiorari was served on the board by Benjamin Bronowitz, attorney for petitioners, Sam Schermer et al, objecting property owners, seeking a review of the board's decision on November 15, 1949, in re premises 351-361 Neptune Avenue, 2884-2894 Brighton 3rd Street, N. W. Cor., Borough of Brooklyn; Cal. No. 632-49-BZ.

* * *

On December 14, 1949, copy of petition and order of certiorari was served on the board by Frank J. Lawkins, attorney for petitioner, Irene Alexander, owner, seeking a review of the Board's denial of her application on November 9, 1949, affecting premises 25-46 Bayside Lane and 166-04—25th Drive, Bayside, Borough of Queens; Cal. No. 594-59-BZ.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to December 13, 1949

Cal. No. Dept. Premises Affected.

838-49-BZ—H.B.M. — 50-52 Commerce street and 75 Barrow street, southwest corner (Block 584, Lot 20), Borough of Manhattan, Amendment to Alt. 1804-48.

839-49-SA—Delta Sun-Burst Floor Furnace, Model FL-46, Appliance.

840-49-BZ—H.B.M.—315 East 53rd street, north side, 177 ft. east of 2nd avenue (Block 1346, Lot 8), Borough of Manhattan, Alt. 1603-49.

841-49-A—H.B.M.—315 East 53rd street, north side, 177 ft. east of 2nd avenue (Block 1346, Lot 8, Borough of Manhattan, Alt. 1603-49.

842-49-BZ—H.B.M.—421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan, Amendment to Alt. 716-49.

843-49-SM — Masslinn Drapery (flame-proof material), manufactured by Chicopee Mills, Inc., Material.

844-49-SA — Dry-Sys Direct Gas-Fired Air Heater, Models, 300, 700, 1000, 2000, 3000 I. D., Appliance.

845-49-A—H.B.M.—37-41 East 58th street, and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan, Sign Applic. 1302-48.

846-49-SM—Superior One Hour Hollow Metal Fire Door (flush type), manufactured by Superior Fireproof Door and Sash Co., Material.

847-49-A—H.B.B.—165-167 Spencer street, east side, 32 ft. 6 in. north of Willoughby avenue (Block 1751, Lot 3), Borough of Brooklyn, Alt. 780-49.

848-49-A—H.B.M.—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); 1499, Lots 47-51, inclusive), Borough of Manhattan, E. S. 1284-48.

849-49-BZ—H.B.M.—110 West 57th street, south side, 175 ft. west of 6th avenue (Block 1009, Lot 40), Borough of Manhattan, Amendment to Alt. 1308-49.

850-49-A—F.D.—175 Christopher street, north side, 150 ft. west of Washington street (Block 636, Lot 34), Borough of Manhattan, 73639-LC and Decision.

851-49-SA—Cravell Oilog (for use in fireplaces using fuel oil in place of wood logs), Appliance.

852-49-SA—Smith-Mills Boiler Burner Unit, Series OCU. Appliance.

853-49-BZ—H.B.Q.—220-21 to 227-25 Hillside avenue, north side; 220-02 to 228-22 Stronghurst avenue; 86-25 to 87-09 Springfield boulevard; 81-02 to 83-18 229th street; 221-01 to 226-37 and 221-02 to 226-38 Manor road; (Block 7924, Lots 1 and 50; Blocks 7914, 7925, 7926, 7927, 7928

and 7929, Lots 1); 224-10 to 229-24 Hillside avenue, south side; 221-01 to 221-41 Braddock avenue; 86-06 to 86-14 231st street and 225-01 to 227-29 88th avenue (Blocks 7937, 7938, 7946, Lots 1 and Block 7945, part of Lot 1; Block 7939, Lot 12; Block 7940, Lot 29; Block 7943, part of Lot 100 and Block 7947, Lot 7), Bell Park Manor Terrace, Bellerose, Borough of Queens, N.B. 6392 to 6419-49, inclusive and N.B. 7379 to 7396-49 inclusive.

854-49-A—H.B.Q. — 220-01 to 227-25 Hillside avenue, north side; 220-02 to 228-22 Stronghurst avenue; 86-25 to 87-09 Springfield boulevard; 81-02 to 83-18 229th street; 221-01 to 226-37 and 221-02 to 226-38 Manor road (Block 7924, Lots 1 and 50; Blocks 7914, 7925, 7926, 7927, 7928 and 7929, Lots 1); 224-10 to 229-24 Hillside avenue, south side; 221-01 to 221-41 Braddock avenue; 86-06 to 86-14 231st street and 225-01 to 227-29 88th avenue (Blocks 7927, 7928, 7945 and 7946, Lots 1; Block 7939, Lot 12; Block 7940, Lot 29; Block 7943, Lot 100 and Block 7947, Lot 7), Bell Park Manor Terrace, Bellerose, Borough of Queens, N.B. 6392 to 6419-49, inclusive and N.B. 7379 to 7396-49, inclusive (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legally mapped streets).

855-49-SM — Everseal Fire Retardant Paint, manufactured by Everseal Manufacturing Co., Inc., Material.

856-49-BZ—H.B.B.—1910 Nostrand avenue, west side, 110 ft. north of Foster avenue (Block 5216, Lot 58), Borough of Brooklyn, N.B. 1340-49.

857-49-A—F.D.—Pier 19, Edgewater and Bay streets (Block 2821, Lot 1), Clifton, Borough of Richmond, 54937-LF.

858-49-A—F.D.—Pier 21, Edgewater and Bay streets (Block 2821, Lot 1), Clifton, Borough of Richmond, 54899-LF.

859-49-BZ—H.B.Q. — 188-15 Linden boulevard, north side, 140 ft. east of Farmers boulevard (Block 10381, Lot 74), St. Albans, Borough of Queens, N.B. 5898-49.

860-49-BZ—H.B.M. — 317-319 West 45th street, north side, 225 ft. 1½ in. west of 8th avenue (Block 1036, Lot 23), Borough of Manhattan, Amendment to Alt. 994-47.

861-49-A—F.D.—44 East 71st street, south side, 170 ft. 6 in. west of Park avenue (2nd floor); (Block 1385, Lot 21), Borough of Manhattan, 75548-LC.

862-49-BZ—H.B.Q.—59-40 61st street, 60-98 59th road, southwest corner and 59-46 Fresh Pond road (Block 2741, Lot 23), Maspeth, Borough of Queens, N.B. 7062-49.

863-49-A—F.D.—98-34 Jamaica avenue, south side, 253.91 ft. west of 102nd street (2nd floor); (Block 9286, Lot 1), Richmond Hill, Borough of Queens, Decision re 16452-LC.

Restored to Docket

257-46-A—Vol. II—H.B.Q.—106-10 Beach Channel drive, north side, from Beach 106th to Beach 108th streets (U.S. Bulkhead, Wainwright Court); (Block 595, Lots 3

CALENDAR

and all others), Rockaway Beach, Borough of Queens, M-1653-49.

299-47-BZ—H.B.Q. — 194-20 64th avenue, 193-10 69th avenue, 186-01 73rd avenue, northeast corner of 188th street and 73rd avenue; southwest corner 188th street and 64th avenue (Blocks 7117, Lot 2 and Block 7115, Lot 2); Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Blocks 5712, 5716, 7075-7077, 7080-7082, 7092-7094, 7098, 7105, 7114-7122, 5723, 7138 and 7146); Fresh Meadow Houses, Flushing, Borough of Queens, N.B. 836 to N.B. 910-47, inclusive.

DESIGNATIONS: H.B.—Department of Housing and Buildings, H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct. 25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov. 8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for ..	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Nov. 29, 1949—Vol. 34, No. 48
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 7, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 20, 1949, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 20, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

734-49-BZ—Application, October 18, 1949, under section 7e of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Henry H. Brockman, Dorothy B. Brockman, Christian J. Brockman and Dietrich A. Brockman, owners, to permit in a residence use district, the construction of a drive-in theatre and the erection and maintenance of an accessory building to be used as a ticket booth, a projection room, a welfare room and refreshments, and to erect and maintain an electric sign and a screen structure, for a term of fifteen years; premises 151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Blocks 114-35 and 114-36, Lots 14, Block 114-37, Lots 47 and 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67 and 114-68, Lots 1), Ozone Park, Borough of Queens.

735-49-A—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Lot 28, Blocks 114-35, 114-36, Lots 14, Block 114-37, Lot 47, Block 114-47, Lot 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67, 114-68, Lots 1), Ozone Park, Borough of Queens, (under section 35, General City Law—re bed of mapped streets—86th to 90th streets and 153rd and 155th avenues).

916-48-BZ—Application, October 8, 1948, under section 21 of the zoning resolution, of Henry V. Murphy, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the erection of more than one building on a lot; premises Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (South Beach Houses), (Blocks 3244 and 3245, and part of Block 3243), South Beach, Borough of Richmond.

917-48-A—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Building Nos. 6 and 7); (Blocks 3244 and 3245, and part of Block 3243), South Beach, Borough of General City Law—re buildings not fronting on legal streets).

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

627-26-BZ—Vol. II — Application of Henry Nordheim, applicant, on behalf of Park Office Building Corp., owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

344-33-BZ—Vol. III — Application of Lama, Proskauer and Prober, applicants, on behalf of Nicholas Scandore, owner, reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, card room, Ice Cream Parlor and Tennis Courts); premises 1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

CALENDAR

602-47-BZ—Vol. III—Application of William A. Lacerenza, applicant, on behalf of Atlantic Warwick Corp., owner, (Novocol Chemical Manufacturing Co., lessee), reopened May 10, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee; premises 243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

794-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), reopened September 13, 1949, under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general, public use (previously denied by the Board) until November 30, 1955 (expiration of present lease); premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

333-49-BZ—Application April 28, 1949, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Katherine Pivar, owner, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse; premises 86-29 112th street, east side, 229 ft. north of Jamaica avenue) interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

506-49-BZ—Application June 7, 1949, under section 7f of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Anna L. Friedman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium and office (previously denied by the Board); premises 100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 and 14 and 60-62), Corona, Borough of Queens.

148-33-BZ—Vol. III — Application of Solomon Jochowitz, applicant, on behalf of Noviak Holding Corp., owner, reopened April 5, 1949, under sections 7h and 21 of the zoning resolution, to permit in the residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores; premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

627-49-BZ—Application, August 5, 1949, under sections 7e, 7f and 7i of the zoning resolution, of Karl Propper, applicant, on behalf of Jack G. Brown, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, auto laundry, accessory sales and thirty one car garages and office; premises northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

752-29-BZ—Vol. III—Application of Paul Friedman, applicant on behalf of Nathan Frischling, owner, reopened October 25, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years, (previously granted by the Board the parking and storage of more than five motor vehicles); premises 8801-8809 4th avenue and 402-412 88th street,

southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

747-49-BZ—Application, October 17, 1949, under section 7e of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Greenwich Associates, owner, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of Class 3 multiple dwelling; premises 156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

472-49-BZ—Application, June 16, 1949, under section 21 of the zoning resolution, of Emil Koepfel and Son, applicant, on behalf of Philip Vinticinquo, owner, to permit in a residence use district, the extension of basement story in rear of existing building (now occupied as restaurant in basement and 1st floor); premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

233-49-BZ—Application, March 29, 1949, under section 21 of the zoning resolution, of Sellig and Finkelstein, applicants on behalf of Ruby Tomber Ain, owner, to permit in a residence use, D 1 area district, the erection of an accessory garage without the required set-back; premises 2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

701-49-BZ—Application, September 28, 1949, under section 21 of the zoning resolution, of Charles B. Meyers, applicant, on behalf of Congregation Rodeph Sholom, owner, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard; premises 7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

702-49-A—7-21 West 83rd street, north side, 150 ft. west of Central Park West, (5th floor, main roof and penthouse), (Block 1197, Lot 20), Borough of Manhattan.

727-49-BZ—Application, October 17, 1949, under sections 7f and 7h of the zoning resolution, of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of the plot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

728-49-BZ—Application, October 18, 1949, under sections 7f and 7i of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Parland Realty Corporation, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and motor vehicle repair shop; premises 114-10 Farmers boulevard, west side, block bounded by south side Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens.

746-49-BZ—Application, October 15, 1949, under sections 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Carolyn Z. Koch, owner, (Koch Service Company, lessee), to permit in a business use district, the change in occupancy from car salesroom, five car garage and stores, to motor vehicle repair shop, five car garage and stores; premises 4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

CALENDAR

460-49-BZ—Application, June 13, 1949, under section 7h of the zoning resolution, of Alex J. MacManus, applicant, on behalf of Chalfonte Syndicate, Inc., owner, (Edward J. Fahey and William J. Smith, lessees), to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot; premises 17-18 Washington Square North, north side, 116 ft. 2½ in., west of Fifth avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

380-49-BZ—Application, May 16, 1949, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Georgian Estates, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores using more than the area permitted; premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner, (Block 3258, Lot 1), Forest Hills, Borough of Queens.

1339-27-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Harry Sweedler, owner, reopened June 2, 1948, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry, lubritorium and motor vehicle repair shop, with curb cuts and entrance more than permitted distance from intersection (previously denied under section 21 and previously withdrawn under section 7f); premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

492-29-BZ—Vol. IV—Application of Lawrence M. Rothman, applicant, on behalf of Theodore Brothers Corporation, owner, reopened May 3, 1949, under section 21 of the zoning resolution, to permit in a residence use district, the continuation on first floor of existing multiple dwelling, a limited business occupancy facing Grand Concourse and boulevard (previously granted by the Board for a temporary period—expired December 23, 1943); premises 2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

426-37-BZ—Vol. III—Application of George Edward Beatty, applicant, on behalf of Roman Catholic Church of St. Francis DeSales, owner, reopened July 12, 1949, under section 21 of the zoning resolution, to permit in a residence use El area district, the extension in the rear of existing building a fireproof lean-to storage room extending into the required rear yard, and the extension in front within required set back to enclose existing stairs at main entrance and to rearrange existing stairs and create extra office space; and the vertical extension on existing roof using more than the area permitted (previously granted by the Board, the extension of existing building in excess of area permitted); premises 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street, and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens.

802-40-BZ—Vol. II—Application of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, reopened September 13, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

30-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Moe Friedel, owner, reopened September 27, 1949, under sections 7c, 7e 7i, 7h and 7A of the zoning resolution, to permit in a resi-

dence and business use district, the reconstruction and extension of accessory building of existing gasoline service station, to include boiler room, lubritorium, auto-laundry, motor vehicle repair shop, sale of accessories and office, and to permit the parking and storage of more than five motor vehicles (previously withdrawn), and to permit curb-cuts more than the permitted distance from the intersection; premises 1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

1076-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Coberta Realty Corporation, owner, reopened November 22, 1949, under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, brake service and the parking and storage of more than five motor vehicles (previously granted by the Board, for the construction of a garage for more than five motor vehicles for a term of fifteen years); premises 190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan.

657-49-BZ—Application, September 13, 1949, under sections 7e, 7f and 7i, of the zoning resolution, of Max Horn, applicant, on behalf of Ruth Harris, owner, to permit in a residence and business use district, the extension of existing garage and to permit the maintenance of a motor vehicle repair shop and the washing of cars; premises 92-02 to 92-08 Rockaway Beach boulevard, northwest corner of Beach 92nd street (Block 578, Lot 16), Rockaway Beach, Borough of Queens.

409-49-A—Vol. II—43-82 Vernon Boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors), (Block 488, Lot 114), Long Island City, Borough of Queens.

732-47-SM—Atco Flameproofing Compound.

967-47-SM—Douglas Fir Plyscord (plywood sheathing).

496-49-SA—Burn-Rite Burner, Model A, Gun Type High Pressure Burner.

625-47-SM—Vinylite Brand Color Coated Plastic Sheet- ing. Type RCL, reopened October 11, 1949, re amend- ment to resolution to use and permit the marketing of this product by the Deco Plastics, Incorporated of Louisville, Kentucky as Kalistron.

206-48-SM—Formica (Decorative Surface Covering).

575-49-SM—F. Schumacher & Company, Nylon Woven and Printed Fabrics (Flameproof Fabrics).

260-45-SA—Star Electromatic Fire Extinguishing Equip- ment.

344-48-SA—Bede Paint Heater Electrically Operated.

552-48-SA—Zuron Safe Petroleum Dry Cleaning Unit.

581-49-SA—American Super Zoric Dry Cleaning Unit 32" x 24".

663-45-SM—Steelcrete Skywalk, Walkway and 3, 4 and 6¼ Pound Grating.

807-48-SM—Buckeye No. 820 Safety Fill Nozzle, for use on Gasoline Pumps.

920-48-SM—Antiseptol Company Soap Dispenser #44.

693-49-SM—Permatex Pipe Joint Compound.

724-49-SA—Carlin Oil Burner #420, also to be marketed as Burnswell Oil Burner #400.

CALENDAR

690-45-SA—Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G, (reopened October 11, 1949 re amendment of resolution to permit the marketing under trade names of "Colony" and "Cirillo Brothers").

491-31-SA—Vol. III — Perfection Oil Burning Heater (reopened November 29, 1949 re amendment of resolution to include approval of Ivanhoe Oil Burning Heaters, Models 2131 and 2250).

745-39-SM—U.S.G. Steel Roof Deck (reopened October 11, 1949 re amendment of resolution to include the use of this material on roofs of Class I and Class II structures).

1207-40-SM—Johns-Manville Insulating Board (reopened September 10, 1946 re amendment of resolution to permit the use of ½ in. thick J-M Weathertite Sheathing; previously approved for other thicknesses).

1429-39-SM — Rockland Concrete Masonry Units (reopened September 13, 1949 re amendment of resolution to include additional sizes of masonry units).

1550-39-SM—Weatherwood Insulating Fibreboard and Samson Insulating Fibreboard, (reopened November 16, 1948 re amendment of resolution to permit the use of ½ in. thick U.S.G. Weatherwood Insulating Fibreboard Sheathing; previously approved for greater thicknesses).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 20, 1949, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 20, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

731-49-A—84-21 Elmhurst avenue, north side, 149.89 ft. east of Broadway (Block 1518, Lot 76), Elmhurst, Borough of Queens.

299-44-A—Vol. II—356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx. (reopened October 18, 1949).

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens, (reopened September 28, 1948).

738-49-A—141 East 44th street, north side, 75 ft. east of Lexington avenue, (Block 1299, Lot 43), Borough of Manhattan.

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

797-49-A—290 Bonner place, south side, 175 ft. east of Morris avenue, (Block 2423, Lot 13), Borough of The Bronx.

593-49-A—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

456-49-A—20-26 Greene street, east side, 167 ft. 8 in. south of corner of Grand street (Block 230, Lots 17 and 19), Borough of Manhattan.

815-49-A—17 East 71st street, north side, 50 ft. west of Madison avenue, (Block 1386, Lot 15), Borough of Manhattan.

723-49-A—1-7 Mitchell place northeast corner of 1st avenue (Block 1361, Lot 1), Borough of Manhattan.

714-49-A—Application filed pursuant to section 310 of the Multiple Dwelling law for variation of the provisions of sections 9 and 248 of the Multiple Dwelling Law re minimum dimensions of courts affecting premises 272 West 119th street, south side, 78 ft. 3 in. west of St. Nicholas avenue (Block 1924, Lot 57), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

623-49-BZ—Application, August 5, 1949, under sections 9A and 21 of the zoning resolution, of Theron R. Gallo-way, applicant, on behalf of Consolidated Edison Company of New York, Incorporated, owner, to permit in an unrestricted use, A area and class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport; premises east side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, Part of Lot 1), Astoria, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw, applicants, on behalf of South Brooklyn Railway Company, owner, reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lama, Proskauer & Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board a garage for more than five cars); premises 1935-1939 Coney Island Avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52). Borough of Brooklyn.

CALENDAR

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 1¾ inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

27-34-BZ—Vol. II—Application of Simeon Heller, applicant on behalf of Katherine Pivar, owner, reopened May 17, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, (previously denied by the Board under section 21), lubritorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen years; premises 72-02 57th avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

220-44-BZ—Vol. III—Application of Imre Chairman, applicant, on behalf of Mario Mero, owner, reopened October 26, 1948, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owners' cars within building (previously granted by the Board) to a five car non-storage garage in basement and repair shop on first floor and warehouse on second to fourth floors,

fifth floor to be vacant; premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

371-49-A—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

739-49-BZ—Application, October 19, 1949, under sections 7e and 7A of the zoning resolution of Joseph B. Klein, applicant, on behalf of Abraham Weisinger and Noreen Weisinger, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection; premises 232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

422-29-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants on behalf of Clarence M. Weil and Walmil Holding Corp., owners (Sinclair Refining Co., lessee), reopened November 29, 1949 for consideration and rehearing in accordance with decision of the Court as to the question of the nearness to the hospital and for consideration of other items in connection with the proposed extension and alteration of gasoline service station—re Application, previously denied by the Board, to permit in a residence and business use district, the reconstruction and extension to existing gasoline service station, auto laundry, lubritorium, office, and motor vehicle repair shop; premises 620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn.

750-49-A—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (cellar and 2nd floor); (Block 6775, Lot 1), Borough of Brooklyn.

396-49-A—128-132 Diamond street, east side, 95 ft. north of Norman avenue (Block 2625, Lot 40), Borough of Brooklyn.

83-49-A—202 Norman avenue, southwest corner of Moultrie street and 747 Humboldt street (1st floor); (Block 2653, Lot 8), Borough of Brooklyn.

303-26-BZ—Vol. II—Application of Reginald S. Hardy, applicant, on behalf of Hayson Corporation, owner, reopened October 21, 1947, under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy from public garage for more than five (5) motor vehicles (previously granted by the Board) to manufacture of radio equipment and public garage for more than five motor vehicles, to be reconverted to garage at expiration of present lease; premises 405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lots 4, 72 and 75), Borough of Brooklyn.

52-48-A—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lot 72), Borough of Brooklyn.

833-27-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Jewish Center of Kings Highway, Inc., owner, reopened September 27, 1949, under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building (Jewish center and synagogue)

CALENDAR

nearer to the building line on East 12th street than permitted, and with steps within set-back area on Avenue P and using more than the area permitted (previously granted by the Board for a one story synagogue and denied as to the construction of an additional story and mezzanine); premises 1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn.

278-29-BZ—Vol. II—Application of M. W. Del Gaudio, applicant, on behalf of George Del Gaizo, owner, reopened November 1, 1949, under section 7c of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry (previously granted by the Board); premises 1898 Boston road, intersection of Boston road, east side and Longfellow avenue, west side (Block 3004, Lot 33), Borough of The Bronx.

766-41-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Jennie Scicutella, owner, reopened May 17, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from stable, horse stables, 3 car garage and boiler room on first floor, hay loft and one family dwelling on second floor to non storage garage for more than five motor vehicles, office, toilets and boiler room on one family dwelling on second floor; premises 128-132 Diamond street, east side, 95 ft. north of Norman avenue (Block 2625, Lot 40), Borough of Brooklyn.

174-49-BZ—Application, March 10, 1949, under section 7i of the zoning resolution, of John J. Tricarico, applicant, on behalf of John Restaino, owner, to permit in a business use district, the change in occupancy from five car garage to motor vehicle repair shop; premises 296 Bond street and 484 Sackett street, southwest corner (Block 430, Lot 35), Borough of Brooklyn.

579-49-BZ — Application, July 26, 1949, under section 7e of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Erna Wilhelm, owner, to permit in a residence use district, the change in use of a room in existing one family dwelling to beauty parlor for a term of five years; premises 95-14 129th street, west side, 125.10 ft. south of 95th avenue (Block 9470, Lot 13), Richmond Hill, Borough of Queens.

630-49-BZ—Application, September 16, 1949, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Riverton Equities, Inc., owner, to permit in a manufacturing use district, the erection and maintenance of a refrigeration plant (ice manufacture); premises 20-38 West 141st street, south side, 225 ft. west of 5th avenue, (Block 1738, Lots 45 and 51), Borough of Manhattan.

754-49-BZ—Application, October 31, 1949, under section 7c of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Waldbaum Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and stores to warehouse, office and garage for more than five motor vehicles (owners trucks); premises 2889-2909 Coney Island avenue, east side, 142 ft. 9 in. north of Shore Parkway (Voorhies avenue), and 2656-2666 East 11th street (Block 7454, Lot 29), Borough of Brooklyn.

789-49-BZ—Application, November 15, 1949, under sections 7f and 7i of the zoning resolution, of Irrerra & Luongo, applicant, on behalf of Claraben Realty Corporation, owner to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repair shop and office; premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue and 53-59 Georgia avenue, northwest corner

(Block 3668, Lots 36 to 43 inclusive), Borough of Brooklyn.

562-49-BZ—Application, July 8, 1949, under section 7c of the zoning resolution, of Frank J. Buttermark, applicant, on behalf of Henry & Elizabeth Hamm, owner, to permit on a plot located partly in a Retail-1 and partly in a residence use district, the reconstruction of an existing building used as a motor vehicle repair shop and gasoline service station; premises 2415 Richmond road, north side, 542.95 ft. east of Odin street (Block 942, Lot 11), New Dorp, Borough of Richmond.

682-49-BZ—Application, September 30, 1949, under section 7f of the zoning resolution, of Lama, Proskauer and Prober, applicant, on behalf of Rose A. Pisklak, owner, to permit in a business use district, the change in use from a garage for five motor vehicles to a garage for more than five motor vehicles; premises 866-868 Madison street, south side, 125 ft. east of Ralph avenue (Block 1483, Lot 13), Borough of Brooklyn.

558-49-BZ—Application, July 11, 1949, under section 21 of the zoning resolution, of Lama, Proskauer & Prober, applicant, on behalf of Celia Knight, owner, to permit in a residence use, G area district, the change in occupancy from one family to one family and four convalescent boarders; premises 42 DeKoven Court, south side, 300 ft. west of East 17th street (Block 5237, Lot 199), Borough of Brooklyn.

559-49-A—42 DeKoven Court, south side, 300 ft. west of East 17th street (Block 5237, Lot 199), Borough of Brooklyn.

382-48-BZ—Vol. II—Application of Siegel and Green, applicants on behalf of Bades and Nemerson, owners, reopened December 6, 1949, under sections 7c and 21 of the zoning resolution, to permit on a plot located partly in a business and partly in a residence use district, the erection and maintenance of a business building (stores); premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16 and 19), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

596-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 601 Lefferts avenue, north side, 329 ft. 6 in. east of Kingston avenue (2nd floor); (Block 1326, Lot 66), Borough of Brooklyn.

CALENDAR

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

653-49-A—36-38 and 40 West 13th street, south side, 334 ft. 10 in. east of Avenue of the Americas (Block 576, Lots 19 and 20), Borough of Manhattan.

676-49-A—335 East 99th street, north side, 100 ft. west of First avenue (Block 1671, Lot 16), Borough of Manhattan.

625-49-A—61-65 Stanton street and 222 Eldridge street, southeast corner (Block 416, Lot 14), Borough of Manhattan.

764-49-A—116-118 West 13th Street, south side, 220 ft. 10 in. west of Sixth avenue (Block 608, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JANUARY 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 17, 1950*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

196-49-BZ—Application, March 18, 1949, under sections 7f, 7i and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

JANUARY 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1950*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JANUARY 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1950*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 29, 1949, were approved as printed in the Bulletin of December 6, 1949, Vol. 34, No. 49.

ZONING APPLICATIONS

100-49-BZ

APPLICANT—Henry George Greene, for M. Alden Weingart and Muriel L. Weingart, owner (Caravel Properties, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of basement apartments to a store.

PREMISES AFFECTED—212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: Gallert, Hilborn and Raphael and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 10 A.M.

196-49-BZ

APPLICANT—Michael Levine, for Lucky Star Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, amended to sections 7c and 21, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office.

PREMISES AFFECTED—1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael Levine, Benjamin L. Levine and Gilbert Elliott.

For Opposition: Gaetano Torregrossa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1950 at 10 A.M., for applicant to send out notices to those not previously notified. The applicant changed the basis of his application to read section 7e and section 21.

MINUTES

233-49-BZ

APPLICANT—Seelig and Finkelstein, for Ruby Tomber Ain, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection of an accessory garage without the required set-back.

PREMISES AFFECTED—2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Seelig and Harry Ain.

For Opposition: Salvatore J. Iannucci, George Stern and Pauline Stern.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., at the request of the applicant.

380-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Elizabeth Raff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner (Block 3258, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William Lipman.

For Opposition: John F. Fitzsimons, Eugene E. Ostrow, George H. Westhall and Henry Muller, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Office of Borough President.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for inspection and decision without further argument.

450-49-BZ

APPLICANT—Alex J. MacManus, for Chalfonte Syndicate, Inc., owner (Edward J. Fahey and William J. Smith, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—17-18 Washington Square North, north side, 116 ft. 2½ in. west of Fifth avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer and William J. Smith.

For Opposition: E. G. Steinert and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for hearing before full membership of the Board; no further adjournment.

472-49-BZ

APPLICANT—Emil Koepfel and Son, for Philip Vinticino, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the extension of basement story in rear of existing building now occupied as a restaurant in basement and first floor.

PREMISES AFFECTED—41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for inspection and decision.

701-49-BZ

APPLICANT—Charles B. Meyers, for Congregation Rodeph Sholom, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard.

PREMISES AFFECTED—7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles B. Meyers, Samuel L. Falk and Morris Hyshiver.

For Opposition: Louis Gruss, Louise Fagan, Leo Richardson and Joseph Mangel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for consideration of revised plans; hearing closed.

727-49-BZ

APPLICANT—Elias K. Herzog, for Harriet Hecht, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of the plot.

PREMISES AFFECTED—1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog, Harriet Hecht and Thomas Ellenbogen.

For Opposition: H. Eustace Williams, Clair R. Gleason, Minet Fraction, John H. Wilson, Herodia Smith, Earl F. Norman, Winifred Seale, W. Mach, Kendrew Bushelle and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for inspection and decision without further argument.

728-49-BZ

APPLICANT—Stanley H. Klein, for Parland Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and motor vehicle repair shop.

MINUTES

PREMISES AFFECTED—114-10 Farmers boulevard, west side, block bounded by south side Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Opposition: Louis F. Helfrich, M. Jack Kirsch, I. Robert Bassin, August Waillant, William E. Ogden, Jr., Fred Koch, Edna Schmidt and Frieda Koch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for inspection and decision without further argument.

746-49-BZ

APPLICANT—Leo Kornblath, for Carolyn Z. Koch, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution to permit in a business use district, the change in occupancy from car salesroom, five car garage and stores, to motor vehicle repair shop, five car garage and stores.

PREMISES AFFECTED—4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Kornblath and E. H. Williams.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., for inspection and decision without further argument.

1241-25-BZ, Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.

SUBJECT—Application reopened November 9, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry, on an existing gasoline selling station (previously granted by the Board).

PREMISES AFFECTED—5248-5258 (5262-5272) displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1241-25-BZ—Vol. II)

WHEREAS, Herman Kron, for New Deal Petroleum Corp., owner, filed November 30, 1948, an application under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station (previously granted by the Board); affecting premises 5248-5258 (5262 to 5272 displayed) Kings Highway, west side, 188.2 ft. south of Far-

ragut road (Block 7969, part of Lot 20), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. II on November 9, 1949, and set for hearing on November 29, 1949, at 10 A.M.; and

WHEREAS, a public hearing was held on this application on November 29, 1949, after due notice by publication in the Bulletin, and laid over to December 13, 1949, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Farragut road is in business and unrestricted use, C and A area and Class 1 height districts; Kings Highway and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 29, 1948, acting on Alt. Applic. 3670-48, reads:

"1. Proposed change of use from a gasoline selling station to a gasoline selling station, lubritorium and auto laundry on a lot partly in a business use district and partly in an unrestricted use district is contrary to Art. 2, Sec. 4a, sub-sec. #46 of the Zoning Resolution.

Note: These premises were the subject of a conditional variance of the B.S. & A., Calendar #1241-25-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 112.6 ft. front by 100 ft. in depth (irregular), on which is located a gasoline station, office and wood enclosed grease pits; that it is proposed to add a lubritorium and auto laundry; and

WHEREAS, the applicant contends that by reason of changed circumstances in these times it is not feasible to operate a gasoline station only in this area; that the operator must supplement the income by greasing and washing cars.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1926, by adding thereto:

"... that in the event the owner desires to extend the accessory building, such accessory building may be constructed as proposed and as indicated on plans filed with this application marked "Received November 30, 1948," 3 sheets, "November 22, 1949," 2 sheets, as amended by revised plans marked "Received December 12, 1949," 2 sheets, on condition that the location and arrangement of the premises and the accessory building shall be in accordance with such revised plans marked "Received December 12, 1949," that the existing pumps shall be relocated so as to be not nearer than 10 ft. to the street building line; that along the southerly and northerly lot lines there shall be erected substantial wooden fences not less than 5 ft. 6 in. in height with appropriate planting maintained along the southerly and northerly lines inside of the fences properly protected with concrete curbing; that the curb cuts shall be restricted to two as indicated, one 22 ft. in width and one 30 ft. in width; that the sidewalk and curbing shall be restored to the satisfaction of the Borough President; that the premises where not occupied by accessory building, planting and pumps shall be surfaced with concrete, colprovia or other reasonably impervious surfacing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution."

MINUTES

379-32-BZ

APPLICANT—Julius Bleich, for Estate of Louis R. Burbank, owner (Frank Galasso, lessee).

SUBJECT—Application reopened November 22, 1949—for consideration re amendment of resolution as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Bleich.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinec	4
Negative	0

THE RESOLUTION (379-32-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop affecting premises 1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street (Block 2887, Lot 174), Borough of The Bronx was granted by the Board, December 2, 1932, on certain conditions; and

WHEREAS, the term of variance was extended on January 17, 1939, for a term of five years; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened on November 22, 1949 and set for hearing on December 13, 1949 at 10 A.M.; and

WHEREAS, a public hearing was held on this application on December 13, 1949, after due notice by publication in the Bulletin; and

WHEREAS, Violation No. Z144-48 was issued, dated June 14, 1949, upon the lessee, Mr. Frank Galazzo, for occupying the motor vehicle repair shop without a certificate of occupancy; and

WHEREAS, the decision of the borough superintendent, dated November 21, 1949, acting on Alt. Applic. 841-48, reads:

"1. Proposed motor vehicle repair shop, in a business use district, is contrary to Art. 2, Section 3(a)29 of the zoning resolution."

and

WHEREAS, the applicant contends that the conditions and circumstances upon which this resolution was based are substantially the same; that the owners failed to have same extended; that it is requested the application be reopened and an extension granted for a term of five years to permit the operation of a motor vehicle repair shop, which is located in store No. 2, 1329 Webster avenue; and

WHEREAS, Certificate of Occupancy No. 566, was issued April 8, 1929, (N.B. Applic. No. 802-1928); and

WHEREAS, Violation No. Z-144, issued June 14, 1949, reads: "maintaining a motor vehicle repair shop in a business district without a certificate of occupancy from this department, in violation of Section 22, Article 5 of the zoning resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 2, 1932, as amended through January 17, 1939, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7i for a term not to exceed five (5) years from the date of this amended resolution . . . and that other than as herein amended the conditions of

the resolution of January 17, 1939, shall be complied with; and that a certificate of occupancy shall be obtained; that this variance applies only to the store in the existing building, known as 1329 Webster avenue."

382-46-BZ, Vol. II

APPLICANT—Charles M. Spindler, for Brookshire Realty Corporation, owner.

SUBJECT—Application reopened October 4, 1949—re Application (decision of borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, sale of accessories and office for a term of fifteen years (previously granted by the Board for a term of years as auto showroom, repairs and servicing of cars and one gasoline pump).

PREMISES AFFECTED—74-02 to 74-16 Queens boulevard, south side, 199 ft. west of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinec 4	
Negative	0

THE RESOLUTION (382-46-BZ—Vol. II)

WHEREAS, Charles M. Spindler, for Brookshire Realty Corp., owner, filed September 13, 1949, an application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, sale of accessories and office for a term of fifteen years (previously granted by the Board for a term of years of auto showroom, repairs and servicing of cars and one gasoline pump), affecting premises 74-02 to 74-16 Queens boulevard, south side, 199 ft. west of Kneeland place (Block 2448, Lot 213), Elmhurst, Borough of Queens; and

WHEREAS, this case was reopened as Vol. II on October 4, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on December 13, 1949, at its regular meeting, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Kneeland place is in business and manufacturing use, A and C area and Class 1½ height districts; Queens boulevard is in business and unrestricted use, A and C area and Class 1½ height districts; and the site is in a business use, A area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1949, acting on N.B. Applic. 3808/49, reads:

"1. Proposed use of premises as a gasoline service station, auto washing, lubricatorium, office and sale of auto accessories in a business use district, is contrary to Art. II, Sec. 4a(46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 168.15 ft. front by 98.46 ft. in depth (irregular), presently vacant except for a frame office which is to be demolished; that it is proposed to erect a building 56 ft. front by 30 ft. in depth (irregular) one story, 14 ft. in height of Class 3 construction, to be used in conjunction with a gasoline service station; and

WHEREAS, the applicant contends that the plot adjoins the embankments of two railroads that cross Queens boulevard at this point, so that no adjoining property can be adversely affected; that there are numerous non-conforming uses within the affected area along Queens boulevard; that the triangu-

MINUTES

lar shape of the plot, the adjoining railroad embankments and the railroad trestles across the boulevard all combine to make development with a conforming use extremely difficult; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the board; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f, for a term of 15 years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received September 13, 1949," 5 sheets, *on condition* that all existing uses and buildings shall be removed and the premises shall be levelled substantially to the grade of Queens boulevard; that the accessory building shall be constructed substantially as proposed and in the location as proposed and as arranged and indicated on such plans; that no greasing pit shall be constructed within the building; that any greasing equipment as proposed shall be of the hydraulic lift type; that there shall be erected on the interior lot lines a substantial woven wire fence of the chain link type erected on a concrete base not less than 1 ft. in height, to a total height of not less than 6 ft. 6 in.; that the accessory building shall be maintained as proposed and in accordance with all laws, rules, and regulations applicable thereto; that planting shall be maintained as indicated, with suitable material and properly protected with concrete curbing not less than 6 in. above grade and not less than 6 in. in width; that the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt or other reasonably impervious material; that pumps shall be erected not nearer than 10 ft. to the street building line; that curb cuts shall be restricted to three (3) curb cuts, each not over 30 ft. in width and no curb cuts nearer than 5 ft. to the side lot line as prolonged; that the sidewalk and curbing shall be restored to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that this resolution supersedes the resolution previously adopted on November 16, 1946; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

559-47-BZ, Vol. II

APPLICANT—Ralph E. Leff, for Ace Automobile Sales Co., Inc., owner.

SUBJECT—Application reopened November 29, 1949, previously granted on condition under sections 7e, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, motor vehicle repair shop, welding, painting and the parking of more than five motor vehicles, in unoccupied portion of the lot (previously granted by the Board for all uses except welding and painting, using more than the area permitted).

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (559-47-BZ—Vol. II)

WHEREAS, this application under sections 7i, 7e, and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, auto laundry and motor vehicle repair shop using more than the area permitted; and the parking of more than five (5) motor vehicles in unoccupied portion of plot and the sale and display of new and used cars in the unoccupied portion of the plot; premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn, was granted by the Board on September 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 28, 1948; and

WHEREAS, the resolution was amended on June 21, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened on November 29, 1949 and set for hearing on December 13, 1949, at 10 A.M.; and

WHEREAS, a public hearing was held on this application on December 13, 1949, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 9, 1947, as amended June 21, 1949, so that as amended the resolution shall read:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7i, 7e and 21 thereof, to permit the arrangement and use of the building and lot as proposed and as indicated on revised plans showing amended layout marked 'Received December 2, 1949,' 3 sheets, *on condition* that curb cuts shall not exceed those existing, and as proposed and indicated on such revised plans; that the open spaces shall be surfaced with concrete or colprovia or other suitable material which is reasonably impervious; that a 2 ft. high brick wall shall be constructed along Coney Island avenue building line toward the north, where indicated on plan, and properly coped, and behind such wall there shall be maintained a hedge at least four feet in height, protected on the lot side by a concrete curbing not less than 6" in height above grade and not less than 6" in width; that a woven wire fence shall be constructed along the northerly lot line for a distance of 58 ft. back from Coney Island avenue, as indicated; that such fence shall be erected on a concrete foundation not less than 1 ft. above grade and to a total height of 6 ft.; that an 8 ft. high unpierced brick wall, properly coped, shall be erected and maintained for a distance of approximately 138 ft. along the rear lot line where indicated; that the boiler room shall be of fireproof construction and enterable only from the exterior with no entrance to the cellar; that such entrance shall be protected with a concrete curb not less than 6 in. in height above the first floor grade; that no gasoline dispensing pump shall be located within 10 ft. of the boiler room entrance; that the floor adjacent to such pump shall be so graded as to preclude drainage toward the boiler room opening; that a one source wet sprinkler system shall be installed throughout the cellar with the exception of the boiler room area; that motor vehicle repairing and servicing, permitted under Section 7i, shall be restricted to repairs, adjustments and servicing of cars and trucks dealt in by the Dodge-Plymouth agency occupying the building;

MINUTES

that the open spaces may be occupied for vehicles awaiting servicing and for vehicles offered for sale by the agency; that one 550 gallon gasoline storage tank may be installed with pump located within the building near the entrance to the open space and not less than 10 ft. from the boiler room entrance; that there shall be no openings in the building walls on the lot lines; that in all other respects the building and uses shall comply with all laws, rules and regulations applicable thereto, including signs, and other than as modified by the Board under Cal. 653-47-A; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

172-49-BZ

APPLICANT—Ida Salzman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted.

PREMISES AFFECTED—70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Salzman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (172-49-BZ)

WHEREAS, Ida Salzman, owner, filed March 10, 1949 an application under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the side and rear lot lines than is permitted, affecting premises 70-34 112th street, west side, 100 ft. north of 71st avenue (Block 2233, Lot 37), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on November 22, 1949 after due notice by publication in the Bulletin, and laid over to December 6, 1949, for applicant to correct plans (the premises were changed to a G zone on September 25, 1941), then to December 13, 1949, for consideration of revised plans and information submitted; and

WHEREAS, the district maps accompanying the zoning resolution show that 112th street, 71st avenue and the site are in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated February 18, 1949 acting on N.B. Applic. 183-49 reads:

"1. The proposed location of accessory garage less than 5' from rear and side lot lines in a G district is contrary to Art. IV, sec. 16B of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. frontage by 100 ft. in depth, on which is located a building 38 ft. 6 in. by 48 ft. in area, one story and attic in height, of class 4 construction used as a one-family dwelling, for which certificate of occupancy No. 53556-49 has been issued; that it is proposed to erect an accessory garage, 12 ft. front by 21 ft. in depth, one story 9 ft. 8 in. in height, of class 3 construction; and

WHEREAS, the applicant contends that title to the premises was taken on January 17, 1949; that up to the time of the taking of title, the owner was informed by the builder that the garage would be built after the taking of title for reasons of convenience; that since it suited the owner's convenience to have the house as soon as possible no objection was made; that thereafter it was learned that the garage had to be set

back 5 ft. from the lot line and that part of the entrance of the garage would be cut off from the driveway and would be located behind the building at such an impossible angle that entering one's own garage would be hazardous; and that the garage cannot be set back further because the lot is just long enough to take the length of the garage; and

WHEREAS, the applicant further contends that if the garage were placed along the lot line it would in no way interfere with any part of the intent of the G zone; that a number of garages are placed on the lot line in the two block area between 112th street and 108th street on 70th road; that the owner has found 13 garages on 2 blocks which were actually built on the lot line; and

WHEREAS, the board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 of the zoning resolution, to permit the accessory garage to be constructed substantially as proposed and as indicated on plans marked "Received March 10, 1949," 2 sheets, and revised plans marked "Received December 6, 1949," 1 sheet, on condition that the garage shall be located substantially as proposed adjacent to the side and rear lot line but so located that there will be no drip from the roof eaves on adjacent property; that there shall be no openings in the garage walls to the south and west; that in all other respects the garage shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

289-49-BZ

APPLICANT—William H. Altman, for Conrad Johnson, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit in a business use district, the change in occupancy of a four-car accessory garage to a motor vehicle repair shop, with an entrance beyond permitted distance from intersection.

PREMISES AFFECTED—69-16 to 69-18 Roosevelt avenue, and 40-02 to 40-08 70th street, southwest corner (Block 1301, Lots 32 and 33), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: William H. Altman and Conrad Johnson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (289-49-BZ)

WHEREAS, William H. Altman for Conrad Johnson, owner, filed April 11, 1949, an application under sections 7i and 7A of the zoning resolution, to permit in a business use district the change in occupancy of a four-car accessory garage to a motor vehicle repair shop, with an entrance beyond the permitted distance from the intersection, affecting premises 69-16 to 69-18 Roosevelt avenue and 40-02 to 40-08 70th street, southwest corner Block 1301, Lot 32 and 33), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on November 15, 1949, after due notice by publication in the Bulletin, and laid over to November 29, 1949, then to December 13, 1949, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 70th street is in a residence use, B area

MINUTES

and Class 1½ height district; Roosevelt avenue and the site is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1949, acting on Alt. Applic. 481-49, reads:

"1. The operation of a motor vehicle repair shop in a business district is contrary to Art. 2, Sec. 4a 29 of the zone res.

2. Entrance of repair shop is contrary to Sec. 7A of Art. 2 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 39 ft. front by 86.34 ft. in depth, on which are located two buildings, covering the entire lot on the 1st floor, and 64.34 ft. deep on the 2nd floor, presently used as stores on the 1st floor and four-car garage and two dwellings on the 2nd floor of each building; that it is proposed to convert the four-car garage to adjustments to carburetors, ignition systems and for battery service; and

WHEREAS, the applicant contends that these buildings were erected under N.B. 10402-3/25, and Certificate of Occupancy 19992, dated October 6, 1925, was issued for the occupancy of these two buildings, together with the four adjoining buildings to the west, as stores and dwellings; that this certificate of occupancy does not cover occupancy of the garage even though its construction was clearly indicated on the original plans; that this is the type of repair work which is carried on widely throughout the city at the curb in front of a store and entails such minor repairs as replacing a generator, battery, spark plugs, condensers, points or a carburetor but does not involve any motor work or brake adjusting; that repairs such as these require the use of such simple tools as a wrench, a screw driver and a pair of pliers; that the owner of these premises has for many years and is presently conducting such a service in the store and at the curb at 70-04 Roosevelt avenue but is desirous of transferring his activities to the garage in order to obviate the necessity of customers parking on the street and to eliminate the danger to the motorist and to the repair man; that in such a busy section, with heavy motor traffic, there is a great need for such specialized service as is proposed at these premises; that since there is no noise or dirt involved in this type of repair, the use of the garage for the service shop would in no way effect the surrounding property owners and that all repair work will be done inside the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, and section 7, subdivision A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7i and 7A, to permit the occupancy as proposed of the present accessory garage at the rear of the two store buildings constructed on Lots 32 and 33, *on condition* that the store on Lot 33 shall be occupied by the owner as proposed for his business now conducted on Lot 25 in Block 1302, at No. 70-04 Roosevelt avenue which will be discontinued; that the premises shall be arranged as proposed on plans filed with this application marked "Received April 11, 1949," 3 sheets, as amended by revised plan marked "Received December 7, 1949," 1 sheet; that an automatic fire door complying with the requirements of the Building Code shall be constructed between the store and the existing garage hereby permitted to be occupied as a repair shop; that the repairing shall be as proposed for hand tools only and generally as proposed in connection with engine work only; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the curb cut on 70th street shall be the existing curb cut which shall not be extended; that there shall be no windows or other openings constructed in the walls of the garage to the south and west; that a skylight, as indicated, may however be constructed not nearer

than 8 ft. to the lot line to the south; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

308-49-BZ

APPLICANT—George Raymond Euell, for Ervin Goodstein, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry.

PREMISES AFFECTED—5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

APPEARANCES—

For Applicant: George R. Euell and Marvin L. Levitt.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (308-49-BZ)

WHEREAS, George Raymond Euell for Ervin Goodstein, owner, filed April 15, 1949 an application under section 7c of the zoning resolution, to permit in the business use portion of a lot located in business and unrestricted use districts, the addition of a gasoline service station to an existing auto laundry, affecting premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan; and

WHEREAS, a public hearing was held on November 9, 1949, after due notice by publication in the Bulletin, and laid over to November 29, 1949, for inspection and decision, without further argument, then laid over to December 13, 1949, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, A and B area, class 1½ height district; West 220th street and the site are in business and unrestricted use, A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated March 17, 1949 acting on Alt. Applic. 432-49 reads:

"1. Proposal to change use of premises from auto laundry to Auto Laundry and gasoline service station in a Business Use District is contrary to Sec. 4, Art. II. Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 51 ft. 9 in. frontage by 117 ft. 8 in. in depth on Broadway, 117 ft. 8 in. frontage by 100 ft. 8 in. in depth on West 220th street, on which is located a building 24 ft. front by 99 ft. 6 in. in depth, one story, 18 ft. in height, of class 3 construction, used as an auto laundry (a present non-conforming use), for which C.O. 34799-48 (N.B. 108-48) has been issued; that it is proposed to use the portion of the plot north of the existing building as a gasoline service station with six 550-gallon gasoline tanks and six dispensing pumps; and

WHEREAS, the applicant contends that the premises are partly in, and adjoining on the east, an unrestricted district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application

MINUTES

be and it hereby is *granted* under section 7c, to permit the additional use of sale of gasoline substantially as proposed and as indicated on plans filed with this application marked "Received April 15, 1949," 2 sheets, and October 6, 1949," 1 sheet, and revised plans marked "Received December 7, 1949," 2 sheets, *on condition* that lawfully existing building shall not be used for other uses than as now permitted and shall not be extended in height or area; that all existing signs shall be painted out and only such signs permitted on building as may be allowed under the zoning resolution; that the balance of the premises shall be graded substantially to the grade of Broadway and 220th street and shall be surfaced with concrete, colprovia or other suitable material that is reasonably impervious; that the proposed gasoline pumps shall be erected not nearer to the street building line of West 220th street than 10 ft. and not nearer to the street line of Broadway than 15 ft.; that the curb cuts shall be restricted to one curb cut from Broadway as shown, and three additional curb cuts to West 220th street as indicated; that sidewalks along Broadway and West 220th street and curbs shall be installed to the satisfaction of the Borough President; that there shall be erected on the lot lines, as indicated, fences of the woven wire type with anchored steel posts; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the existing metal stack on the northerly side of the building shall be removed and a lawful chimney constructed extending through the roof; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

666-49-BZ

APPLICANT—Paul Friedman, for Prospect Park Jewish Center, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted.

PREMISES AFFECTED—157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Charles Kaplitt and J. Rivlin.

For Opposition: Benjamin Mintz and Murray Fisch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (666-49-BZ)

WHEREAS, Paul Friedman for Prospect Park Jewish Center, Inc., owner, filed September 16, 1949 an application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building (Jewish Center) using more than the area permitted, affecting premises 157 to 161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 15, 1949 after due notice by publication in the Bulletin, and laid over to December 13, 1949, for applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Ocean avenue is in a residence use, C area, class 1¼ height district; Lincoln road and the site are in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated August 19, 1949 acting on N.B. Applic. 1529-48 reads:

"1. Area of Bldg. excessive for 'C' area district contrary to sect. 13, Art. IV, of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 150 ft. in depth, presently vacant; that it is proposed to erect a building 50 ft. front by 125 ft. in depth, two stories and penthouse, 36 ft. and 45 ft. in height, of class 1 construction, to be known as the Prospect Park Jewish Center; and

WHEREAS, the applicant contends that the premises occupy an area in excess of the C area restrictions, as follows:

Story	Area Permitted	Area Proposed	Excess Area	% of Excess
Basement ..	4500 sq. ft.	5870 sq. ft.	1370 sq. ft.	18%
1st	4500 sq. ft.	5870 sq. ft.	1370 sq. ft.	18%
2nd	4500 sq. ft.	4900 sq. ft.	400 sq. ft.	5%
Penthouse ..	4500 sq. ft.	970 sq. ft.	—	—

that there is a community need for the facilities proposed to be provided by the proposed Prospect Park Jewish Center; that conformity with the area district requirements by the erection of a basement and three-story building, instead of the proposed building, will provide the adjoining apartment houses with less light and ventilation than would be allowed if a variance were granted to permit the construction of the building as proposed; that the proposed building would be shorter in depth than either of the two apartment houses flanking it on the north and south; that conformity with the area district requirements (by the erection of a basement and three-story building instead of the proposed building) would create practical difficulties and unnecessary hardships in that it would substantially increase the cost of construction and in that public occupancy of the third floor would be functionally undesirable; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the courts and the coverage substantially as proposed and as indicated on plans filed with this application marked "Received September 16, 1949," 7 sheets, as amended by revised plans marked "Received November 29, 1949," 5 sheets, *on condition* that the proposed second story shall be moved northerly so that the width of the court shall be 7 ft. 6 in. on both north and south sides; that on the balcony the stairway enclosure shall be moved westerly so that the easterly wall facing the side court shall be over the easterly wall facing the side court on the first floor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that the building shall not be further increased in height or area; that this variance shall continue so long as the building is occupied for the purposes as proposed.

686-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Murray Hill Construction Corp., owner (Grand Service Station Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of a building to be used as an office in conjunction with parking and storage.

MINUTES

PREMISES AFFECTED—27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29 and 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and John P. Fox.
For Opposition: Frances Cymburg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (686-49-BZ)

WHEREAS, Lama, Proskauer and Prober, for Murray Hill Construction Corp., owner, Grand Service Station, Inc., lessee, filed September 30, 1949, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles and the erection of a building to be used as an office in conjunction with parking and storage, affecting premises 27-39 East 35th street, north side, 100 ft. west of Park avenue (Block 865, Lots 24, 25, 26, 27, 29, 30), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on November 22, 1949, after due notice by publication in the Bulletin, and laid over to December 6, 1949, at request of objector's representative, then to December 13, 1949, for applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue, East 35th street and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 28, 1949, acting on N.B. Applic. 145-49, reads:

"1. The erection of a bldg. for use as an office and proposed Parking & storage of more than 5 motor vehicles all located within a residence district is contrary to Sect. 3 of the Bldg. Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 155 ft. front by 98 ft. 9 in. in depth, presently vacant (buildings being demolished); that it is proposed to erect a building 10 ft. by 10 ft., one story 10 ft. in height of Class 4 construction, to be used as an office for the proposed parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that a 4 ft. high woven wire fence will be erected on the northerly and easterly lot lines and also on the East 35th street building line, except for two 15 ft. wide entrances on said street; that the westerly lot line is adjoined by a brick building; that two 15 ft. wide curb cuts will be installed; that a 10 ft. by 10 ft. office for use of the attendant will be erected; that East 35th street is a highly congested street with many office buildings, apartment houses and hotels in the vicinity; that there are no parking facilities in this street and the proposed parking lot will do much to alleviate the crucial parking problem in the area; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h for a term of two (2) years, to permit the occupancy of the premises substantially as proposed and as indicated on plans filed with this application marked "Received September 30, 1949," 2 sheets, and December 9, 1949," 1 sheet, on condition that all buildings and uses now existing on the premises shall be removed and the premises shall be filled and levelled substantially to the grade of East 35th street and shall be surfaced with steam cinders, clean gravel or other suitable material, rolled and treated with a binder; that there shall

be erected on the lot line to the north a substantial woven wire fence of the chain link type erected on a concrete base 1 ft. in height to a total height of not less than 5 ft. 6 in. in height, except that if there is a substantial wooden picket fence on the northerly lot line such fence may be permitted to continue in place of the woven wire fence herein required; that on the lot line to the east except where the existing 30 ft. wall occurs at the northeast portion there shall be erected a similar woven wire fence to a total height of 5 ft. 6 in., erected on a masonry wall not less than 3 ft. 6 in. in height; that along the street building line of 35th street, except for two 15 ft. entrances, there shall be erected a similar woven wire fence on concrete base to a total height of not less than 5 ft. 6 in. in height; that along all lot lines there shall be installed heavy wooden bumpers anchored at a distance of not less than 3 ft. from the walls or fences; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected a building as proposed near an entrance, of Class 3 construction, not over one story in height or 100 sq. ft. in area, to be occupied solely as an office and shelter for the attendant; that proper aisles shall be maintained at all times for easy entrance and egress; that curb cuts shall be limited to two curb cuts, each 15 ft. in width, located substantially as indicated; that sidewalk and curbing shall be restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign attached to the fence near the entrance advertising the use of the premises and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 ft. and shall not extend beyond the building line and shall not be illuminated; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

736-49-BZ

APPLICANT—Robert Gottlieb, for Bernard Plains Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building (stores) using more than the area permitted.

PREMISES AFFECTED—2151-2159 White Plains road, west side, 112.46 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Julius Spring and Arnold Spring.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (736-49-BZ)

WHEREAS, Robert Gottlieb for Bernard Plains Corporation, owner, filed October 11, 1949, an application under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building (stores), using more than the area permitted, affecting premises 2151 to 2159 White Plains road, west side, 112.46 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx; and

WHEREAS, a public hearing was held on December 13, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Lydig avenue is in residence and business use, C area and Class 1¼ height districts; White Plains road and the site are in a business use, C area and Class 1¼ height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated September 21, 1949, acting on Alt. Applic. 688-49, reads:

"1. Proposed extension to present one-story commercial building located in a 'C' area district will occupy more than 66% of allowable coverage of lot at curb level. Article IV, Sec. 13(b) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 138.1 ft. front by 100 ft. in depth, on which is located a building 138.1 ft. front by 61 ft. 7 in. in depth, 1 story, 13 ft. in height, of Class 3 construction, used as stores (7) for which certificate of occupancy 4271-48 (N.B. 697-47) has been issued; that it is proposed to extend the existing buildings 24 ft. 5 in. in the rear; and

WHEREAS, the applicant contends that most of the tenants find that they need more space to do the volume of business required to pay the rentals; that the owner who has a substantial investment both in the land and in the building is in danger of losing these tenants; that he appeals therefore for relief and asks a variance to allow the extension to the stores as proposed; that all the buildings on the east side of the street are one story stores occupying 90% and 100% of the lot; that the two corner buildings lots 75 and 50, on the west are built 100% of the lot; that the condition of these properties makes it wholly inequitable to limit the improvement of this lot in question; that the proposed one story extension, leaving a 15 ft. yard, would in no way interfere with the light and ventilation of the apartment house in the rear, as this has a large rear yard; in fact, the condition would be improved, as it is proposed to remove the large trees now on the property at the rear; that the city of New York assesses the land on the west, which can only be occupied 60% greater than the land on the east which is occupied 90% and 100% as follows: (Block 4318) Owner's Lot #69, 138 front, land assessed \$150,000 (\$1,085 front ft.), Lot 20, across street, 100 ft. front land, assessed at \$80,000 (\$800 front ft.), Lot 16, across street, 100 ft. front land, assessed \$90,000 (\$900 front ft.), Lot 12 across street, 100 ft. front land assessed \$90,000 (\$900 front ft.), Lot 6, across street, 145 ft. front land assessed \$145,000 (\$1,000 front ft.); and

WHEREAS, there has been no change in the use zoning since adoption of present requirements in 1916, but amendment to the zoning resolution reduced the permitted area coverage in 1944, prior to erection of this building but after erection of adjoining buildings; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area to permit the extension of the lawfully existing store building substantially as proposed and as indicated on plans filed with this application marked "Received October 11, 1949," three sheets and marked "Received November 10, 1949," one sheet, *on condition* that the building shall not be further increased in height or area; that the rear yard shall be paved and drained in accordance with the requirements of the code and adequate fences shall be maintained on the rear lot lines and side lot lines where walls of adjoining buildings on lots 64 and 75 do not occur; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

737-49-BZ

APPLICANT—Robert Gottlieb, for Rian Builders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—1967-1973 Westchester avenue, north side, 200 ft. west of Pugsley avenue (Block 3930, Lot 64), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Albert D. Phelps.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (737-49-BZ)

WHEREAS, Robert Gottlieb for Rian Builders, Inc., owner, filed October 11, 1949 an application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted, affecting premises 1967-1973 Westchester avenue, north side, 200 ft. west of Pugsley avenue (Block 3930, Lot 64), Borough of The Bronx; and

WHEREAS, a public hearing was held on December 13, 1949 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Pugsley avenue is in retail, residence and unrestricted use D area, Class 1 height districts, Westchester avenue and the site are in a retail use, D area Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated September 27, 1949 acting on N.B. Applic. 807-49 reads:

"1. Proposed structure will occupy more than 55% of area of lot at curb level, which is permitted in a Retail Use "D" Area District. Article 4, Section 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 75 ft. front by 90 ft. in depth, one story, 13 ft. in height, of Class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that the proposed building will not adversely affect any surrounding structures; that immediately to the west are two structures occupying 100% of the lot (lots 81 and 77) and one (lot 71) occupying 90% of the lot, as approved by the Board under Cal. 1111-47-BZ; that the 50 ft. lot to the west (lot 68) is to be improved with a one-story store building 90 ft. deep as recently granted by the Board, Cal. 419-49-BZ; that the properties to the rear, on Benedict avenue have private houses with 30 ft. to 40 ft. deep yards and are adequately provided with light and air; that to comply with the restrictions placed on the property in 1945 would impose an unnecessary hardship upon the owner, who paid a large sum for it only because he intended to build building 90 ft. deep; that the presence of the elevated structure on the street upon which this property fronts renders it fit for improvement for no other useful purposes than for stores; that to build 55 ft. deep would serve no useful purpose; that the condition of the adjoining properties (90% and 100% coverage) would make it wholly inequitable to so limit the improvement of the land in question; and

WHEREAS, the zone was changed from business use, B area district to retail use, D area district in April, 1945; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, there-

MINUTES

fore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the increase in area as proposed and as indicated on plans filed with this application marked "Received November 10, 1949," three sheets, *on condition* that a rear yard shall be maintained for a depth of not less than 10 ft. across the entire plot; that proper retaining walls as may be required under the code shall be maintained; that fences of the woven wire type with anchored steel posts shall be maintained on the rear and side lot lines where the rear yard occurs; that the rear yard shall be paved and drained in accordance with the requirements of the building code; that if any ventilation or exhaust is required in connection with the stores, the ventilation exhaust duct shall be through the roof and not through the rear wall; that any partitions separating the stores shall be carried up to the underside of the roof boarding and fire stopped in accordance with the code requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISION

702-49-A

APPLICANT—Charles B. Meyers, for Congregation Rodeph Sholom, owner.

SUBJECT—Appeal from the decision of the Borough Superintendent.

PREMISES AFFECTED—7-21 West 83rd street, north side, 150 ft. west of Central Park West (5th floor, main roof and penthouse); (Block 1197, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles B. Meyers, Samuel L. Falk and Morris Hyshiver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 10 A.M., in conjunction with Cal. 701-49-BZ.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

199-39-SM

APPLICANT—The Celotex Corporation, owner.

SUBJECT—Celotex, Approval of (for covering plaster base, wall board, sheathing, roof insulation, acoustical treatment, interior finish, etc.).

APPEARANCES—

For Applicant: A. P. Green.

ACTION OF BOARD—Resolution approved in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (199-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 30, 1949

Re: Cal. 199-39-SM.

Subject: Amendment of resolution to permit the use of 1/2" Fibre Board Sheathing as exterior sheathing.

Celotex Corporation, owner, filed February 21, 1939, an application with the Board of Standards and Appeals for

approval of Celotex Insulation Fibre Board under the requirements of the Insulating Fibre Board Rules of the Board. This material was approved for a thickness of 25/32 of an inch, September 19, 1939 under Cal. 199-39-SM. The case was reopened and resolution amended to permit, for a period of one year, the use of 1/2 inch thickness on July 9, 1946. The case was reopened at various times to extend the term of variance. The case was reopened and term of variance extended until January 1, 1950 pending approval now under consideration.

Tests

Racking Tests on 1/2 inch thick Celotex Sheathing were conducted at Columbia University, September 29, 1949. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and A. P. Green representing the applicant.

The test panel consisted of an 8'-0" x 8'-0" timber frame to which was attached 1/2" thick Celotex Sheathing.

The panel consisted of a sill member made of one nominal 2" x 4" timber, a double, top plate member made of two nominal 2" x 4" timbers, seven nominal 2" x 4" timber studs spaced 16" on centers and a nominal 1" x 4" let-in diagonal timber brace. All studs, the corner of the top plate member, at the point of load point application, and the diagonally opposite corner of the sill were notched for a depth of 27/32" to "let-in" the diagonal 1" x 4" brace so that studs, sill, plate and brace were flush on one face of the frame. To this flush face were nailed two sheets of 1/2" x 8'-0" x 4'-0" Celotex Sheathing placed so that the joint was vertical (perpendicular to sill and plate members). The panel was nailed to the frame 6" on center along the edges of the panel and 3" on center along the center seam. The nails used were 11Ga-1 1/2" Galv. Roofing Nails 7/16" Head. The complete report "Columbia University, Department of Civil Engineering Research Laboratories, Report No. 2624" is on file with and is part of the record. The panel took a maximum load of 8100 lbs. at which point nail's tore out of the Celotex along the entire joint and at half of plate near load point. Stud No. 1 pulled 1 1/4" away from the sill. The plate pulled 1 1/4" away from Stud No. 1 upon removal of load, the permanent set showed a 1/2" displacement at the joint.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 9, 1946 be amended to approve Celotex one-half inch fibre board sheathing on condition that all the requirements of the resolution adopted July 9, 1946 under Cal. 199-39-SM be complied with except that the reference to the "period of one year" and the reference to "or supplement bracing may be by a series of 2" x 4" struts diagonally cut and placed between the studs at an angle of 45° with the horizontal and extending from sill to plate wherever possible shall be omitted.

The Committee further recommends that all bracing shall be 1" x 4" let-in brace as herein described.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1946, in accordance with the above report, as to thickness of material, including only the ones that stood up under the racking test.

348-47-SM

APPLICANT—Leo H. Larkin, for Acoustics Inc., owner (Acoustics of N. Y., Inc., agent).

MINUTES

SUBJECT—Fibrespray (sprayed asbestos) Sound and Thermal Insulation, approval of.

APPEARANCES—

For Applicant: G. W. Luhrman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (348-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 1, 1949

Re: Cal. 348-47-SM.

Subject: Fibrespray (Sprayed Asbestos) Sound and Thermal Insulation, approval of.

Acoustics, Inc., owner, filed April 18, 1947 an application with the Board of Standards and Appeals for approval of Fibrespray (sprayed asbestos) Sound and Thermal Insulation material under the provisions of C26-198.0b and C26-88.0 Administrative Building Code.

Purpose

This material Fibrespray (sprayed asbestos) is sprayed on panels of metal lath or asbestos cement board for insulation or sound proofing.

Description

Fibrespray is a long pure asbestos fibre only with a binder mixed and evenly distributed throughout the fibres during the manufacturing process. The material is blown from a specially designed spray machine with a light mist of water only combined in air to dampen prepared asbestos enabling the fibres to adhere to the surface to be covered. The surface to be treated is cleaned of any foreign substance for proper adhesion. A coat of asphalt emulsion brushed on, applying only to as much surface as can be sprayed while still tacky. "Fibrespray" is then applied to the desired thickness, nominal thickness being $\frac{3}{4}$ " to wire lath and 1" to concrete slab plasterboard, wood or metal, and finished by tamping with cork float. "Fibrespray" complies with the requirements of Federal Specifications SS 111 Type III for sprayed on treatment.

Inspection and Test

The material was inspected and tested at Columbia University, Dept. of Civil Engineering, Research Laboratories, September 14, 1949, Report #2621 on a ceiling panel covered with Fibrespray applied to Metal Lath, and Report #2620 on a ceiling panel covered with "Fibrespray" asbestos applied to a cement asbestos Backing Board. The reports are part of the record in this application. Present at the test were G. W. Luhrman and L. H. Larkin representing the applicant and Comm. C. M. Blum and Chief Engineer L. V. Huber of the Committee on Test. Tests made for sound absorption at the Bureau of Standards, Washington, D. C. showed a noise coefficient of .90 thermal conductivity BTU per sq. ft. per hour 1" thickness 10° F. temperature difference, gave an average of .35 for a range of 75° F. to 225° F. The bonding strength is 124 per sq. ft. and tensile strength 81 lbs.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant and the reports of Columbia University, Dept. of Civil Engineering Research Laboratories, the Committee on Test recommends the approval of Fibrespray (sprayed asbestos) sound and thermal insulation for use in New York City as an acoustical and thermal material over straight and curved surfaces of appropriate backing material as hereinbefore listed under the provisions

of C26-191.0 provided the material is manufactured, mixed and applied as described herein using the special equipment designed for this purpose by the applicant. The work to be done by applicators approved by the applicant. It is further recommended that each package or container of this material be stamped, tagged or labelled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 348-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material, in accordance with the above report.

1105-48-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner.

SUBJECT—ABC Oil Burner, Model 52A, also to be marketed as Cities Service Oil Burner, Model CS52A; Luxaire Oil Burner, Model 52A; Moncrief Oil Burner, Model 52A, Kalamazoo Oil Burner, Model 52A, Meyer Oil Burner, Model 52A, Solar Flame Oil Burner, Model 2, Liebhlich Oil Burner 21.6, Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner, Model 52A.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1105-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 25, 1949

Cal. 1105-48-SA

Subject: Amendment of Resolution as to New Trade Name and Agent.

The Board of Standards and Appeals on May 3, 1949, approved the ABC Oil Burner Model 52A, also known and to be marketed as Cities Service Oil Burner Model CS-52A, Luxaire Oil Burner, Model 52A, Moncrief Oil Burner Model 52A, Kalamazoo Oil Burner, Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner, Model 52A, Comfortzone Oil Burner, Model 52A, Solar Flame Oil Burner Model 2, Liebhlich Oil Burner 21.6, Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A.

Request was made for a further amendment of the resolution as to the use of the name Kleen-Heet Model 77A. The application was reopened by vote of the Board July 19, 1949.

Description

It is requested by the applicant in order to simplify labelling that the resolution of May 3, 1949 be amended to include the marketing of the ABC Oil Burner Model 52A, as the Kleen-Heet Oil Burner Model 77A, and to be marketed by Kleen-Heet, Inc., and a statement is made that no oil burners have been or will be shipped bearing Cal. No. 1103-48-SA, rescinded October 4, 1949.

Recommendation

On the basis of these statements, the Committee on Test recommends that the resolution of May 3, 1949 be amended to include in the list of approvals the Kleen-Heet Oil Burner

MINUTES

Model 77A, to be sold by Kleen-Heet, Inc. Also the Norge Oil Burner Model COB-12 to be sold by the Norge Heat Division of the Borg-Warner Corp. and the Burnham Oil Burner Model 52-A by the Burnham Corp., Boiler Division, Irvington, N. Y.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949, in accordance with the above report.

447-49-SM

APPLICANT—Benne Katz, for Williamsburg Steel Products Co., owner.

SUBJECT—Williamsburg Patent 1½ Hour Test Hollow Metal Door, approval of.

APPEARANCES—

For Applicant: George J. Diakomis.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (447-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 21, 1949

Re: Cal. 447-49-SM

Subject: Williamsburg Patent 1½ Hour Test Hollow Metal Door; approval of.

Benne Katz, for Williamsburg Steel Products Company, Brooklyn, N. Y. filed May 27, 1949 an application with the Board of Standards and Appeals for approval of the Williamsburg Patent 1½ Hour Test Hollow Metal Door under the provisions of C26-610; C26-661, C26-662 and C26-663 Administrative Building Code.

Description

The door is of a flush type hollow metal door 2'-9¾" wide by 6'-10" high and 1¾" thick. The door is constructed of two faces of 20 gauge steel sheets slipped into each other at the edges by means of lock joints and held at the necessary distance from each other by means of 20 gauge steel stiffener channels which in turn are slipped into continuous clips of 20 gauge steel welded to each face of the door at 8" maximum centers; short angle clips of #20 gauge steel are spot welded to one face of the door to prevent the lock joints from slipping apart.

The spaces between the stiffener channels are filled with rockwool insulation and a top and bottom channel of #20 gauge steel are spot welded at a maximum of 3" on centers, to both the faces of the door.

The hinges and lock stile of the door is reinforced with #12 gauge steel.

Inspection and Test

The make-up of a sample door was inspected at the plant of the applicant by J. A. Darts, Engineering Division, Committee on Test. This sample door was fire tested at Protexol Laboratory, July 21, 1949. The test sample was hung in a pressed steel combined door frame and brick with the following clearances: top 5/32", hinge stile, top 1/16", center 3/32", bottom 5/32".

The hardware on the test sample was one pair of Bommer type butts located 1'-0" and 5'-2" from the bottom. The lock was a Russwin Mortise lock having a latch throw of 3/8" and an engagement of 3/16" on the strike plate; this lock was located 3'-3" from the bottom.

The fire test, conducted at Protexol Laboratory July 21, 1949 was witnessed by Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. J. Schwarzburg: A. Finkel and A. Katch, representing the applicant. The test was conducted by R. C. Bastress assisted by F. A. Hartman, H. Vettel and M. J. Decker and was in accordance with the requirements of Group 5, Sub-Article 1, Article 11 Administrative Building Code.

Results of the test were as follows:

The test sample started to buckle upon the first impact of the flame. At the end of 7 minutes the hinge stile had moved away from the stop 1" at mid height. At 9 minutes the center of the door had moved 1½" towards the fire at mid height. At 24 minutes the unexposed face was discolored in a streak about 1'-0" from the hinge side extending the full height of the door. There were no further reactions noticeable.

The average temperature on the unexposed surface during the test was as follows:

Time	Furnace Temp.	Unexposed Surface Temp.
½ Hr.	1548° F.	480° F.
¾ Hr.	1644° F.	650° F.
1 Hr.	1707° F.	737° F.
1½ Hr.	1768° F.	770° F.

The rise in temperature of the unexposed surface at the end of 30 minutes was 480° — 80° = 400° F.

Recommendation

On the basis of the foregoing data and the data filed with the application the Committee recommends the approval of the Williamsburg Patent 1½ Hour Test Hollow Metal Door 1¾" thick, as made by the Williamsburg Steel Products Company, when constructed in accordance with details as set forth herein and using rock wool as insulation when used alone, as an opening protective assembly as meeting the requirements of C26-610.0 (10.1.18), Administrative Building Code. Approval is also recommended under C. 26-661.0 (10.8.2), Administrative Building Code as a protective assembly in fire partitions having a fire resistive rating of one and one-half hours and under the Multiple Dwelling Law, Article 1, Sec. 4, Item 10, requiring an hour fire resisting assembly, and under C26-662.0 (10.8.3), Administrative Building Code, for use in fireproof partitions requiring an opening protective assembly with a fire resistive rating of three-quarter hour with size of door limited to sample tested except as otherwise permitted under C26-610.0 (10.1.18), Administrative Building Code.

For any opening protective assembly manufactured under this approval the Rules of the Board for the Inspection of Opening Protective Assemblies shall be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

507-49-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—J. H. Thorp & Co., Inc., Nylon Damask—Pattern No. 15174, approval of.

APPEARANCES—

For Applicant: Gordon Joyce.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (507-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 21, 1949

Re: Cal. 507-49-SM.

Subject: J. H. Thorp & Co., Inc., Nylon Damask—Pattern No. 15174, approval of.

J. H. Thorp & Company, Inc., New York City, filed June 14, 1949, an application with the Board of Standards and Appeals for approval of the J. H. Thorp & Co., Inc., Nylon Damask Pattern No. 15174 under the provisions of C19-161.0 of the Administrative Code and the Rules of the Board on Tests of Fire-Resistive, Flameproof Materials, etc. adopted under Cal. 294-40-SR.

Purpose

The general use of this fabric is for flame proofed drapery, wall covering and upholstery.

Description

J. H. Thorp & Co., Inc. Nylon Damask Pattern No. 15174 is made of spun and continuous filament nylon yarn. Nylon contains atoms of hydrogen, carbon, nitrogen and oxygen, all of which are extractable from coal, air and water. The individual filaments of nylon yarn are cylindrical, smooth and uniform in size. They are twisted into a yarn with or without a water removable "size" or oil. This "size" binds the filaments of yarn together during the knitting and weaving and is removed when the fabric is finished.

In its basic form nylon will melt at a temperature of approximately 480° F. The melt will drop off the fabric and harden.

Pigments and dyes may possibly cause the flame to propagate along the fibre. The presence of antimony-oxide on nylon increases its tendency to burn. The molten drops of nylon are thickened and instead of dropping off the viscosity causes the drops to cling to the fibres additional material melts and is ignited, thereby propagating the flame.

Inspection and Test

A sample of J. H. Thorp & Co., Inc. Nylon Damask Pattern 15174 was flame tested at the Better Fabrics Testing Bureau on July 11, 1949 in the presence of J. A. Darts, Jr., Engineering Division, Committee on Test, G. Joyce, representing the applicant and W. H. Masterson of the Laboratory.

Result was as follows:

There was no flashing, flaming or glow; the fabric melted or fushed when contacted by the open flame and did not support combustion.

Recommendation

On the basis of the foregoing test, the Committee on Test concludes that J. H. Thorp & Co., Inc. Nylon Damask Pattern No. 15174 possesses inherent flameproof properties and accordingly recommend the approval of this material.

Test for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for Test of Fire-Resistive Flameproof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 294-40-SR.

The Committee further recommends that each bolt of J. H. Thorp & Co., Inc. Nylon Damask Pattern No. 15174 be tagged or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 507-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material, in accordance with the above report.

508-49-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—J. H. Thorp & Co., Inc., Nylon Taffeta—Pattern No. 71031, approval of.

APPEARANCES—

For Applicant: Gordon Joyce.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (508-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 20, 1949

Re: Cal. 508-49-SM.

Subject: J. H. Thorp & Co., Inc., Nylon Taffeta—Pattern No. 71031, approval of.

J. H. Thorp & Company, Inc., New York City, filed June 14, 1949, an application with the Board of Standards and Appeals for approval of the J. H. Thorp and Company, Inc., Nylon Taffeta—Pattern No. 71031 under the provisions of C19-161.0 Administrative Code and the Rules of the Board on Tests of Fire-Resistive, Flameproof Materials, etc. adopted under Cal. 294-40-SR.

Purpose

The general use of this fabric is for flame proofed drapery and drapery lining.

Description

J. H. Thorp and Company, Inc., Nylon Taffeta Pattern No. 71031 is made of spun and continuous filament nylon yarn. Nylon contains atoms of hydrogen, carbon, nitrogen and oxygen, all of which are extractable from coal, air and water. The individual filaments of nylon yarn are cylindrical, smooth and uniform in size. They are twisted into a yarn with or without a water removable "size" or oil. This "size" binds the filaments of yarn together during the knitting and weaving and is removed when the fabric is finished.

In its basic form nylon will melt at a temperature of approximately 480° F. The melt will drop off the fabric and harden.

Pigments and dyes may possibly cause the flame to propagate along the fibre. The presence of antimony-oxide on nylon increases its tendency to burn. The molten drops of nylon are thickened and instead of dropping off, the viscosity causes the drops to cling to the fibres, additional material melts and is ignited, thereby propagating the flame.

Inspection and Test

A sample of J. H. Thorp and Company, Inc., Nylon Taffeta Pattern No. 71031 was flame tested at the Better Fabrics Testing Bureau on July 11, 1949 in the presence of J. A. Darts, Jr., Engineering Division, Committee on Test, G. Joyce, representing the applicant and W. H. Masterson of the Laboratory.

Result was as follows:

There was no flashing, flaming or glow; the fabric melted or fused when contacted by the open flame and did not support combustion.

On the basis of the foregoing test, the Committee on Test concludes that J. H. Thorp and Co., Inc., Nylon Taffeta Pattern No. 71031 possesses inherent flameproof properties and accordingly recommend the approval of this material.

MINUTES

Test for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for Test of Fire-Resistive Flameproof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 294-40-SR.

The Committee further recommends that each bolt of J. H. Thorp and Co., Inc., Nylon Taffeta Pattern No. 71031 be tagged or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 508-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

550-49-SM

APPLICANT—The Shelton Looms, for Sidney Blumenthal & Co., Inc., owner.

SUBJECT—New Doevel Cotton Velour Fabric and Velede Cotton Fabric, Flameproofed, approval of.

APPEARANCES—

For Applicant: Carl O. Hocke.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (550-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 18, 1949

Re: Cal. 550-49-SM.

Subject: New Doevel Cotton Velour Fabric and Velede Cotton Fabric, Flameproofed, approval of.

The Shelton Looms, for Sidney Blumenthal & Company of Shelton, Connecticut, filed July 11, 1949 an application with the Board of Standards and Appeals for approval of their flameproofed New Doevel Cotton Velour Fabric and Velede Cotton Velour Fabric under the provisions of C19-161.0 Administrative Code, C26-721.0.b Administrative Building Code and the Rules for Testing of Fire Resistive Flameproof Material of the Board of Standards and Appeals.

Purpose

This material is for use as flame proofed drapes and curtains, etc.

Description

The materials to be tested were Velede Cotton Velour Pattern K 834 Color Kelly Green and New Doevel Cotton Velour Pattern K 834 Color Regency Grey. These materials were treated with Alkanstan (flameproofing compound for Textile Fibers and Fabrics) approved by the Board under Cal. No. 267-41-SM, July 1, 1941.

Inspection and Test

These materials Velede Cotton Velour and New Doevel Cotton Velour were flame tested in accordance with the rules of the Board of Standards and Appeals for testing of Fire Resistive Flame Proof Materials at the Better Fabrics Testing Bureau, Incorporated, on September 20, 1949. Present at the test were Chief Engineer L. V. Huber of the Committee on Test, Charles E. Ford representing the ap-

plicant and W. W. Masterson of the Laboratory. The results of the test were as follows: Velede Cotton Velour—flashing—none; flaming—none; glowing out of char—none. New Doevel Velour—flashing—none; flaming—none; glowing out of char—none.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test concludes that New Doevel Cotton Velour Fabric and Velede Cotton Velour Fabric treated as above stated possess inherent flameproofing properties and accordingly recommends approval of these materials.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive Flame Proof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 204-40-SR. The Committee further recommends that each container or wrapper in which these materials are marketed by Sidney Blumenthal & Sons and Shelton Looms, shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 550-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

570-49-SM

APPLICANT—Iselin-Jefferson Co., Inc. (agent), for Piedmont Plush Mills, Inc., owner.

SUBJECT—Piedmont Cotton Velour Flameproofed. Model Nos. 9 (Balboa), 6 (Saluda), 27 (Meteor), 24 (Studio), 26 (Capistran), approval of.

APPEARANCES—

For Applicant: William M. Cranstoun.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (570-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 30, 1949

Re: Cal. 570-49-SM.

Subject: Piedmont Cotton Velour—Model Nos. 9, 6, 24, 26 and 27, Flameproof; approval of.

Iselin-Jefferson Company, Inc., New York, for Piedmont Plush Mills, Inc., of South Carolina, filed July 9, 1949 an application with the Board of Standards and Appeals for approval of their Flameproof Piedmont Cotton Velour—Model Nos. 9, 6, 24, 26 and 27 under the provisions of C19-161.0 Administrative Code; C26-721.0.b Administrative Building Code and the Rules for Testing of Fire Resistive Flameproof Material of the Board of Standards and Appeals.

Purpose

These materials are to be used as flame proofed drapes, curtains, etc.

Description

The Cotton Velours to be flameproofed are treated with a 15% solution of Rezgard "A", manufactured by Monsanto

MINUTES

Chemical Company and approved by the Board under Cal. 1089-47-SM. This 15% solution is prepared by adding 1½ lbs. of Rezgard "A" to each gallon of water required. The solution is then heated to 100° F. The velour to be treated is passed through this solution making four dips before passing through the squeeze rollers, which are set to allow 70% pick-up which allows 10% Rezgard "A" to be left in the fabric.

Inspection and Test

Samples of the various models of Piedmont Cotton Velour, Flamproofed, were flame tested in accordance with the Rules of the Board, October 18, 1949 at the Better Fabrics Testing Bureau. Present at the test were John A. Darts, Jr., Engineering Division Committee on Test. Mr. William M. Cranstoun, representing the applicant and B. C. Rioux of the Laboratory. There was no flashing, flaming, or glow (outside of charred area in any of the Model numbers and the maximum time of glow (in the charred area) was 1 minute 42 seconds, which occurred when Model 26 was tested. As all the glow was confined to within the charred area it may be disregarded in accordance to Rule 4.3.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test concludes that Piedmont Cotton Velour Models Nos. 9, 6, 24, 26 and 27 treated as above stated possess inherent flameproofing properties and accordingly recommends approval of these materials.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive Flame Proof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 204-40-SR. The Committee further recommends that each container or wrapper in which these materials are marketed by Iselin-Jefferson Co., Incorporated, shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 570-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

592-49-SM

APPLICANT—Quality Brick and Tile Co., Inc., owner.

SUBJECT—Quality Concrete Brick, approval of.

APPEARANCES—

For Applicant: Albert J. Parisi.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (592-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 18, 1949

Cal. 592-49-SM

Subject: Quality Concrete Brick, approval of.

Quality Brick and Tile Co., Inc., filed August 4, 1949 an

application with the Board of Standards and Appeals for approval of Quality Concrete Brick under the provision of C26-178.0.b Administrative Building Code and the provisions of the Rules for Manufacture, Testing and Using of Concrete Masonry Units of the Board of Standards and Appeals.

Purpose

This material is a brick made of concrete to be used in place of burnt clay bricks.

Description

The bricks are made in sizes 2¼" x 3¾" and the aggregate consists of one cubic yard heavy concrete sand 3/16" down to fines; 3.8 bags of cement; 3.8 lbs. of Hydrocide for waterproofing; 19 lbs. of red Iron oxide coloring or none, and approximately 4 gallons of water to each bag of cement this depending upon the moisture content of the aggregate. The bricks are made in two colors, red and gray.

The concrete sand is screened out of a storage hopper and conveyed to the hopper of a continuous mixer, which adjoins a second hopper containing the cement, coloring and waterproofing. The amount of concrete sand that goes through the mixer is constant in volume and the cement, coloring and waterproofing are supplied with a variable feed so that the flow of material through the mixer is always properly proportioned. The concrete sand, cement, waterproofing and coloring are thoroughly mixed after which the proper amount of water is added continuously. Wet mixing then continues as the material moves towards the end of mixer and is then discharged into the hopper of Brickmaster which is a machine operating continuously to produce molded bricks and is especially adopted for the production of molded bricks. The machine has a plurality of pallet-carriers having upstanding backs and spaced upstanding supports for supporting removable pallets which carry six bricks each as they progress through the successive operating stages of brick making. The brick material is then fed to the brick molds through a cut-off gate controlling the volume and density of the material, and then passes under rotating Tampers and agitators which activates and compacts the material and assures even distribution in the molds. It then passes a second cut-off gate which restricts the amount of partially compacted material permitting a more uniform density of the material in the individual molds and a more effective and uniform tamping which follows, and is done by a tamping plate spanning all of the molds (6) of the pallets, which is confined between two vertically disposed plates and rapidly reciprocated in a substantially vertical plane, at the rate of 480 R.P.M. insuring an evenly compacted unit and proper density. Following the final tamping, the molded bricks are carried through and subjected to an individual final troweling insuring true form to units, all of the same size, length and depth plus square clean edges. As the machine discharges the finished brick they are removed to a steam curing tight tunnel, so designed as to provide moisture above the saturation point at any temperature used; said temperature consists of 180° F, low pressure steam, and the curing time is twelve (12) hours.

Inspection and Test

The manufacture of these bricks was inspected at the plant of the applicant at Morris Avenue and Glencove Creek, Glen Cove, Long Island and samples selected for test. The plant area is 3 acres and the building in which the bricks are manufactured is 50 ft. by 60 ft. and has 3 steam curing rooms, 10 samples of both red and gray bricks were marked for compression and absorption tests. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test, Joseph H. Palma and William Rodack, representing the applicant. The results of the test were as follows:

Red bricks 5 samples each test

Flexure—total load lbs. average 986.

Modules of rupture average 545 p.s.i.

Compression total load average 42,000 lbs.

Average compression strength p.s.i. 2,774.

Absorption 24 hours immersed in cold water, average 10.3%.

MINUTES

Gray (or white) bricks

Flexure—total load 890 lbs.

Modules of rupture average 492 p.s.i.

Compression average 45,000 lbs. Compression strength 2,996 p.s.i.—Absorption average 7.8%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Quality Concrete Bricks (as manufactured as herein set forth at the manufacturers plant) pursuant to section C26-191.0 for use under C26-307.0.a and the rules of the Board for use in load bearing and non-load bearing masonry as provided in Sub. Art. 4 of Art. 9 of Chap. 26, Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

655-49-SA

APPLICANT—Hercules Laundry Machinery Co., Inc.,
owner.

SUBJECT—Hercules 140-F Unit (to process clothes in dry cleaning), approval of.

APPEARANCES—

For Applicant: Harry Goldman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (656-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 9, 1949

Cal. 656-49-SA

Subject: Hercules 140-F Unit (to process clothes in dry cleaning), approval of.

The Hercules Laundry Machinery Company, Incorporated, filed September 13, 1949 an application with the Board of Standards and Appeals for approval of Hercules 140-F Unit (to process clothes in dry cleaning) under the provision C19-78.0 Administrative Code.

Purpose

A dry cleaning system using a solvent with a flash point of 140° F including as integral parts, a washer-extractor, a drying tumbler and a separate filter.

Description

This dry cleaning system consists of the following units: Wash Wheel, Extractor, Tumbler, Filter Sight Glasses, Lint Trap, Service Pump, Solvent Storage Tank, Extractor Drain Tank. This dry cleaning system is designed to provide a closed system for the handling of a specified cleaning liquid (140-F) in the processing of dry cleaning wearing apparel, fabrics, etc., by immersion and agitation in a bath of solvent in a machine commonly designed as a washer. Subsequent to the washing operation the material is transferred to another machine, referred to as an extractor, where excess solvent is extracted by centrifugal process. Material subjected to the extracting process is then placed in another machine called a drying tumbler, where it is air dried and deodorized.

Each system is an assembly of above machines, solvent storage tanks, and pump, together with the necessary solvent purification equipment consisting of a filter and a still (the still is an optional accessory for use in the Hercules 140-F Unit).

The wash wheel is manufactured in sizes 30" x 30", 30" x 36", 30" x 42", 30" x 48", 36" x 36", 36" x 42", 36" x 48", 36" x 54".

The washer consists essentially of an outer cylindrical shell and an inner cylinder, the assembly being provided with substantial legs at each end. The foot of each leg is drilled for reception of a bolt for attaching washer to the floor.

The shell is constructed of 10 gauge cold rolled sheet steel welded at all seams to prevent leakage. The shell is divided into an upper and lower section to permit installation of the cylinder. A hinged sheet metal door of 14 gauge is provided for shell. A cast aluminum or iron explosion relief door is placed near the top of shell; it rests on steel or cast iron frame which is bolted to the shell sheet. A pipe flange 2-3 inches in diameter is welded to the left hand shell head for solvent inlet. Another pipe flange is welded at the front of the shell sheet at the right hand and for the overflow.

The frames are prefabricated from ½" boiler plate and from channel iron cross sections; the entire drive mechanism is mounted on the frames, and driving strain is eliminated from the metal shell. The rods are provided between the frames to give the shell constructions additional rigidity.

The cylinder is constructed of 14 gauge cold rolled steel sheet which is perforated; the heads are made of ½ inch boiler plate. The lift ribs are formed of heavy gauge cold rolled sheet and the door ribs of 2-3 inch channel rails. The door is equipped with brass hinges and latches. The hinges are reinforced on the inner side of the door by being bolted or riveted to heavy steel plates, thus forming a substantial support for the entire door. The trunnions are made of ½ inch boiler plate and shaft is 2½ inch diameter; these trunnions are bolted to the cylinder heads and are provided with heavy washers on inner side of cylinder heads. The shafts of the trunnions operate in Sealmaster Roller (or its equivalent) bearings of proportion to carry the load of the cylinder and provided with seals to prevent the solvent from entering the bearing and affecting lubrication.

The Electrical Equipment conforms to the requirements of the Electrical Code.

The motor is an approved ball bearing, grease lubricated, reversing type, wash wheel duty motor. It develops ample power to operate the cylinder in full load conditions within the heating limitations of the Electric Code.

Initial starting of each system is accomplished by first filling the storage tank with 140-F liquid in accordance with manufacturers instructions.

Proper manipulation of valves permits solvent (140-F) to flow by gravity from the tank into the washer. A self-closing valve is provided at the washer, which is required to be held open manually during the time the washer is charged with solvent. When released this valve closes automatically and shuts off a further flow of solvent into washer.

After the washer has been filled with solvent to the proper level, the filter pump is started to circulate the cleaning liquid through the filter and then back to the washer. Sight glasses are located in the piping leading to and from the filter which enables the operator to ascertain the condition of the solvent. During the washing operation the filter pump is permitted to operate continuously to circulate solvent through the washer and filter.

Insoluble substance entranced from the garment in the washer adheres to the filter screens, thus allowing the only clean fluid to pass through filter and into washer.

A perforated cylinder with two doors diametrically opposite each other is provided within the washer. This cylinder is charged with the wearing apparel to be dry cleaned, after which the cylinder doors and the washer cover are closed. Electric controls on the washer will prevent the machine from operating until these doors are full closed. This safeguard also prevents opening of the washer cover while the machine is in operation. The washer is then started and the washing operation is continued until solvent shows clear

MINUTES

in the sight glass in the solvent piping leading to the filter. After the washing is completed, the washer is stopped and the cover is opened. A drain board is inserted into the inner cylinder and the cylinder door is then closed and latched. The cylinder is then inched to place the opposite door in the upper position which places the cleaned material on the top of the drain board. After permitting the excess solvent to drain from the material, the drain board and the cleaned material is placed on a portable chute which is enclosed on three sides to prevent fluid from dripping onto the floor.

A Lint Trap is provided; this consists of a cylindrical chamber within which is located a removable metal strainer. It is installed in the piping system between the washer and the suction side of the filter pump.

Sight glasses are installed in the solvent piping system leading to and from the filter. Each sight glass consists of a cast-brass body incorporating a Pyrex glass cylinder. The glass cylinder is clamped in place by a cast-brass fitting threaded into the body and fitting respectively are made up with a special composition gasket.

The Service Pump is employed to withdraw solvent from the underground storage tanks for the purpose of filling the washers. The pump is made by the Viking Pump Company and designated as Model K101. This pump is a duplicate of the filter pump and is equipped with individual motor drive.

The Filter is designed so that an exceptionally large filtering area is available in a comparatively small space. The filter body, top and bottom are substantially constructed of heavy flanged steel with all seams carefully welded. The dished filter top fits into a grooved recess in the filter body top which is equipped with a heavy, pliable gasket, assuring a tight joint when the top is in position with hand wheels tightened. Clean-out port of ample proportions is fitted with machined door and gasket and bolted to insure a tight seal. Special wrench is furnished for removal of nuts.

The filtering elements are of durable metallic construction covered with a specially woven monel gauze. They are mounted vertically inside the filtering chamber and are individually installed for easy and quick removal, cleaning and inspection. Each element is provided with its own outlet which leads into a common manifold connected to the return line to the washer.

Extractor Drain Tank is used only with the single-unit system for reception of solvent from the washer overflow lines as well as solvent from the garments (extracted from garments), in the extractor. It has a capacity of 36 gal. and both heads and the shell are made of No. 14 USG sheet steel. Joints in the assembly are welded. Similarly, all flanges for attachment of piping are welded in position. Lugs and brackets are welded to the sides of the tank on diametrically opposite sides for attaching the container to the floor. A length of $1\frac{1}{2}$ " piping is threaded into a flange in the top of the tank, and the upper end is provided with a coupling for reception of liquid level gauge. Gauge is located to permit the operator to ascertain readily the amount of liquid in the tank and to pump out the contents as required.

Two openings are provided in one head of the tank for attachment of piping. Connection of the extractor drain line is made to the upper opening whereas the lower opening is piped to the filter pump line. Similar openings are provided in the opposite head of the tank but are normally closed by pipe plugs. These latter openings permit connection of piping to either the left or right hand tank head. A $1\frac{1}{4}$ " pipe size flange is provided in the top of the tank for venting to the common vent line of the system. The drained material removed from the washer is transferred to the basket in the extractor by means of the chute. Electrical and interlocking safety devices prevent the machine from starting before the safety cover is closed. These safeguards also prevent the cover from being opened while the machine is operating. The basket in the extractor rotates at high speed, thus removing excess solvent from the material by centrifugal force. Solvent then extracted drains

into the extractor drain tank. After sufficient solvent has accumulated in the extractor drain tank it is pumped back into the washer or filter of the system. Following the solvent extracting operation, the material is transferred to the drying tumbler where it is air dried and deoderized.

The drive compresses a V-belt which transmits power from a sheave on the output shaft of the motor to a larger sheave on the trunnion at the right hand end of the machine. The motor is mounted on the slide rails which permits movement of the motor to take up any stretch or wear on the V-belt or chain. The slide rails are welded to heavy steel angles which are supported by brackets securely bolted to frames. The sheaves or sprockets and the V-belt are completely enclosed with a safety shield of sheet metal.

A switch to start and stop the cylinder and a push button station to move the cylinder upward or downward to register the cylinder door with the shell door are mounted on a bracket at a convenient location at the right hand end of the machine.

A controller in a sheet metal enclosure equipped with a removable cover is furnished for the control of the drive motor. The controller incorporates a motor driven timer with reversing contractors for reversing the drive motor and thermal overload relay. The wiring between the operation switch and motor is furnished in a conduit, with a suitable box for the service connection and the controller. A suitable hand operated brake to hold the cylinder in position for loading and unloading is furnished. The operating line is conveniently located at the right hand end of the washer. Conveniently placed pressure grease type fittings are furnished to provide ample lubrication of all bearings. The system is intended for use with cleaning liquids that comply with the following specifications. Flash point (Tag closed cup tester) not lower than 138.2° F. Initial boiling point not lower than 357.8° F. Ignition temperature not lower than 453.2° F. The filter contains a filter powder and chemical for treatment of duty solvent. Purification of the solvent is carried on continuously during the washing operation.

Inspection and Test

This appliance has been inspected and tested by the Committee on Test. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts, Jr. of the Committee and Harry Goldman, representing the applicant and the appliance was found to operate as designed.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hercules 140° F. Unit (to process clothes in dry cleaning) for voluntary use in New York City provided the system is constructed and installed in accordance with this report and the specifications filed; that the solvent used shall have a flash point not lower than 138.2° F. That the system shall be installed only in Class 1, 2 or 3 construction and that the system shall have a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 656-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

298-49-A

APPLICANT—Albert E. Wheeler, for Kerry King and Carol Fritz King, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5286 Sycamore avenue, east side, 158.30 ft. south of West 254th street (Block 3424, Lot 392), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Sycamore avenue).

APPEARANCES—

For Applicant: Albert E. Wheeler and Carol Fritz King.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (298-49-A)

WHEREAS, Albert E. Wheeler for Kerry King and Carol Fritz King, owners, filed April 18, 1949 an application pursuant to section 35 of the General City Law, to permit the alteration of a building in the bed of a mapped street (Sycamore avenue), affecting premises 5286 Sycamore avenue, east side of Old road, 158.30 ft. south of West 254th street (Block 3424, Lot 392), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated April 7, 1949 acting on Alt. Applic. 214-49 reads:

"1. No building permitted in the bed of a mapped street, as per General City Law, Article III, Section 35."

and

WHEREAS, the applicant states that the building is two stories, 20 ft. in height, 42.6 ft. by 35.6 ft. in area, of class 4 construction, erected prior to 1900, located on a lot 89 ft. by 24 ft. and 77.50 ft. irregular in area in a residence use G area, class 1 height district, used and occupied since 1935 as follows: 1st floor—garage and storage; 2nd floor—kitchen, bedrooms and bath—total—1 family dwelling, and proposed to be used upon completion of alteration as a one family dwelling; and

WHEREAS, the applicant contends that the building was formerly an old stable and hay loft, remodeled in 1935 on the 2nd floor into a small apartment; that it is now proposed to alter the building by subdividing the ground floor level into living room, kitchen and dining room, reserving part for a garage and eliminating the living room and kitchen upstairs which will be used only for bedrooms; that Sycamore avenue was laid out on the city map for a width of 60 ft. in 1925; that an old road 25 ft. in width has been in use since 1900 or before that; that in 1932 a revised city map was filed widening the street to 80 ft., the widening to be concentric with the former layout; that no proceeding has been initiated for acquiring title or legally opening Sycamore avenue and there is no proceeding pending; and

WHEREAS, the applicant further contends that at the time of the alteration of the building in 1935 approval was obtained under Alt. 728-35 and no objection was raised under section 35 of the General City Law and apparently no C. O. was issued; that this was not an unusual condition at that time; that it is only within the past few years that the requirement for a C. O. has been strictly enforced; and

WHEREAS, the owner agrees that in the event the Board grants permission herein sought and the street is acquired he will limit his claim for damages to the value of the land so taken, the value of the building as it now exists plus the cost of the alteration now in question, such alteration costs to be amortized at the rate of 5% per annum.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 214-49, objection 1, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the continuance of the existing building within the bed of Sycamore avenue as mapped, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event a portion of the premises is taken for the construction of the street, that the claim for damages shall be limited to the fair value of the land as determined by the court and the value of the building as it now exists, plus the cost of the alteration thereto, as determined by the court, such alteration to be amortized at the rate of 5% from the date of this resolution.

327-49-A

APPLICANT—Albert E. Wheeler, for Priscilla Gans, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—625 West 252nd street, west side, 225.15 ft. east of Independence avenue (Block 3424, Lot 159), Borough of The Bronx, (under section 35, General City Law re bed of mapped street—Blackstone avenue).

APPEARANCES—

For Applicant: Albert E. Wheeler and Frederick C. Gans.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (327-49-A)

WHEREAS, Albert E. Wheeler for Priscilla Gans, owner, filed April 18, 1949 an application pursuant to section 35 of the General City Law to permit the alteration of a building in the bed of a mapped street (Blackstone avenue) and an appeal from a decision of the borough superintendent, both affecting premises 625 West 252nd street, west side, 225.15 ft. east of Independence avenue (Block 3424, Lot 159), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated April 7, 1949 acting on Alt. Applic. 215-49 reads:

"1. No building permitted in the bed of a mapped street, as per General City Law, Article III, Section 35.

2. No building in a "G" Area District may be nearer than 10 feet from either side line of the lot, and 15 feet from the rear lot line, as per Section 16-B of Article IV of the Zoning Resolution."

and

WHEREAS, the applicant states that the building was erected in 1916 as a garage with chauffeur's quarters in the rear; that it is now proposed to remodel the building by using the front portion for living room and kitchen and the rear for bedrooms and to build a separate garage; that Blackstone avenue was laid out originally in 1895; that in 1931 the city adopted plan 1558 filed in the Register's Office showing the widening of West 252nd street from 60 to 80 ft., concentric with the original layout and a slight change in the alignment of Blackstone avenue; that there has been a road in existence for over 50 years in the bed of 252nd street and there is now under construction a 20 ft. road in the bed of Blackstone avenue; that no proceedings for acquiring title to West 252nd

MINUTES

street or Blackstone avenue have been initiated; that the owner will agree in the event the Board grants the variance herein sought and the street is acquired by the city that he will limit his claim for damages to the value of the land taken, the value of the existing building, the cost of the alteration to the existing building and the cost of the erection of the proposed garage, such cost of alteration and cost of the erection of the garage to be amortized at the rate of 5% per annum; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent that the G area district with a requirement for a 10 ft. side court was not adopted until 1948; that the building was erected in 1916 under N. B. 492 and described at that time as a garage with dwelling; that the premises were placed in a G area district in 1948 and such rezoning is not retroactive; that the proposed alteration does not call for an extension of the building beyond the easterly and northerly walls; that a small interior court will be enclosed; that lot 159 was apportioned to its present dimensions for 1949-1950 taxes and is so indicated on the tax maps; that a portion of lot 253 to the west was taken and is now included in lot 159; that at the time this appeal was filed there was no building on the remaining portion of lot 253; that subsequent building operations were undertaken with the required setback from Blackstone avenue; and

WHEREAS, the Board deemed that the existing side yard to the east is a legal nonconforming yard constructed prior to the adoption of the zoning resolution and which was in conformance with the requirements of the former zoning as an f area district prior to the building's being placed in a g area district in 1948.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 215-49, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is granted under the powers vested in the Board under Section 35 of the General City Law, to permit the existing building to continue and to permit the construction of the new accessory garage as proposed within the bed of the mapped street, *on condition* that if the property is acquired by the city for street widening, the owner shall limit his claim for damages to the value of the land so taken and to the value of the existing building and the proposed accessory garage, as may be determined by the court, subject to amortization of the cost of alteration and the construction of the accessory garage as may be determined by the court at the rate of 5% per annum from the date of this resolution; and as to Objection 2, *on condition* that the building shall not be increased in area and the side yard to the east and the rear yard shall not be reduced beyond the dimensions proposed as indicated on plans filed with this appeal, marked "received April 18, 1949" (3 sheets) and "November 10, 1949" (2 sheets) and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

522-49-A

APPLICANT—Samuel Rosenblum, for Maurice Lewis, Irwin S. Rever and Louis J. Glickman, owners.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—2-54 53rd street, south side, 449 ft. west of 1st avenue (Block 811, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Thomas J. Larkin, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.....	3
Negative	0
Absent: Commissioner Keating.....	1

THE RESOLUTION (522-49-A)

WHEREAS, Samuel Rosenblum, for Maurice Lewis, Irwin S. Rever and Louis J. Glickman, owners, filed June 29, 1949, an appeal from an order and a decision of the fire commis-

sioner, affecting premises 2-54 53rd street, south side, 449 ft. west of 1st avenue (Block 811, Lot 1), Borough of Brooklyn; and

WHEREAS, Order No. 25080LF issued by the Fire Commissioner April 28, 1949 and referred to in his decision dated June 1, 1949, reads:

"1. Install an approved standpipe system in accordance with Article 17, Chapter 26 of the Administrative Code." and

WHEREAS, the applicant states the building is 7 stories, 111 ft. 4 in. in height, 620 ft. by 230 ft., irregular in area at 1st floor, 380 ft. by 60 ft. in area at typical floor, of fireproof construction, erected in 1919, located on a lot 620 ft. by 230 ft., irregular in area, in an unrestricted use, A area, Class 2 height district, used and occupied since 1948: Cellar, storage; 1st and 2nd floors, furniture, shipping and storage, 15 persons on the 1st, 9 on the 2nd; 3rd floor—furniture, storage, 5 persons; 4th floor—storage of rugs, carpets, linoleum storage, 5 persons; 5th floor—storage of toys, summer furniture and sewing machines, 3 persons; 6th floor, storage of merchandise, 2 persons; 7th floor—storage of general merchandise, 0 persons; that no change in use or occupancy is proposed; that the building is equipped with a 2-source sprinkler system throughout except where noted on plans filed with this appeal; that there is an approved interior fire alarm system; that there are four interior fireproof 44 in. wide stairs from roof bulkhead direct to street; and

WHEREAS, the applicant states that this group of buildings was heretofore occupied by the Bliss Machine Works for manufacture of steel casings and foundry work on torpedoes and is at present occupied as a warehouse for the Hearn Department stores; that this present occupancy dates from about August, 1948 and when application was made for a certificate of occupancy and the Fire Department's attention was directed to it, it was found there was no standpipe system installed; that the buildings are equipped with the following fire protection devices: the main structure is a 7-story fireproof structure with an area of 380 ft. front by 60 ft., equipped throughout with an automatic sprinkler system; that this sprinkler system also covers the entire premises except the high part of the one-story section directly south; that the sprinkler system also covers the entire cellar area; that the system is fed by 50,000 gallon gravity tank and a City water connection with 85 lbs. pressure; and

WHEREAS, the applicant contends that in lieu of a standpipe there is available about the premises seven yard fire hydrants, all connected with the city water supply and with three hose connections at each hydrant; that there is a watchman's service and N. D. T. fire alarm service with 17 boxes distributed throughout the premises; that there is a one-story section of the building formerly used by the Bliss Company 50 by 180 ft. in area which is vacant and which it is proposed to demolish; that the 7-story structure upon which the 50,000 gallon tank is erected was built in 1919 without a standpipe system; that no plans for this building are available in the Department of Housing and Buildings; that the building was constructed in wartime under the auspices of the Government and a great many buildings were constructed at that time without plans filed in the Department; that the only structure existing exceeding 85 ft. in height is the 7-story structure; that the other buildings connected therewith are only 1 and 2 stories in height; that the entire building is fireproof, equipped with two fireproof enclosed stairways in the 7-story portion and two fireproof enclosed stairways in the 2-story portion to the west; that ample water supplies are available and the sprinkler system and yard hydrants offer the same protection as a standpipe system for the one and two-story structures; that while the sprinkler system covers the entire 7-story portion, it is proposed to overcome the question of height by erecting in each of the two fireproof enclosed stairways a 4 in. dryline with outlet valves on each floor and a siamese in front of the building on 53rd street, which would provide a vertical riser to assist the Fire Department should any occasion arise; that as the Fire Department couples its own hose at outlets, there will be no material advantage in providing hose which would merely be in position but never

MINUTES

used; that as the balance of the structure is low in height and the entire premises covered by the sprinkler equipment except where noted and as the yard hydrant system will give ample water supply to fight a fire from all directions, it is requested that the Board permit the installation of the two dry standpipe lines as proposed; and

WHEREAS, under Cal. 427-20-A an appeal from Order #4686 F of the Fire Department, requiring the installation of a standpipe was withdrawn to comply and no standpipe has since been installed, the violation being dismissed of record in the Fire Department folder; and

WHEREAS, it appears that the 50,000 gallon sprinkler supply gravity tank on the roof of building in question also supplies the sprinkler system in one building on the opposite side of 53rd street; and

WHEREAS, report of inspection by the Division of Fire Prevention dated April 6, 1949, on file with Fire Department Folder #5844.01 indicates that the sprinkler system installed in this building meets with the approval of the Fire Department.

Resolved, that the decision of the Fire Commissioner as to Order #25080 LF, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the two-source sprinkler system shall be maintained throughout the premises as now installed, in accordance with the requirements therewith and to the satisfaction of the fire commissioner; that there shall be a dry standpipe system installed as proposed and as indicated on plans filed with this appeal, marked "Received June 29, 1949" (4 sheets), complying in all respects with the Building Code requirements for a standpipe system, except for the installation in connection with a tank and a standpipe pump and the other equipment which would be required in the event the standpipe system was a wet system; that hose at outlets may be omitted and that fire alarm system and other fire fighting equipment as proposed, shall be maintained.

257-46-A, Vol. II

APPLICANT—R. H. Gould for Division of Sewage Disposal, for Department of Public Works, City of New York, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent (previously dismissed).

PREMISES AFFECTED—106-10 Beach Channel drive, north side, from Beach 106th to Beach 108th street (Block 595, Lot 3, and others), U. S. Bulkhead, Jamaica Bay, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: J. Soreff and J. Cunetta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (257-46-A, Vol. II)

WHEREAS, this appeal from decisions of the fire commissioner, affecting premises Beach 106th and Beach 108th streets, north side, U. S. Bulkhead, Jamaica Bay and Wainwright Court, (Block 595, all lots), Rockaway Beach, Borough of Queens was placed on the reserve calendar April 22, 1947, at the request of the applicant for submission of revised plans; and

WHEREAS, the appeal was dismissed, as Vol. 1, September 14, 1948; and

WHEREAS, the applicant requested the Board to reopen and

rehear this matter as an appeal from a decision of the borough superintendent, affecting premises 106-10 Beach Channel Drive, north side, from Beach 106th to Beach 108th streets, (Block 595, Lot 3 and all others), Rockaway Beach, Borough of Queens; and

WHEREAS, this appeal was reopened by the Board, as Vol. II, December 13, 1949; and

WHEREAS, the decision of the borough superintendent dated November 3, 1949, as to Misc. Applic. 1653-49, Objection 1, reads as follows:

"1. Pursuant to regulations of the fire commissioner in the application of Article 17, Chapter 19, Administrative Code, the storage and use of the one ton liquid chlorine cylinders in the manner proposed is deemed too hazardous for proper regulation and control in the interest of public safety and therefore may not be permitted. C19-12.0 Adm. Code, City of New York."

and

WHEREAS, the applicant now states that the premises consist of a plot 440 ft., plus or minus, by 80 ft., plus or minus, in area, located in an unrestricted A area, Class 1 height district, on which it is proposed to erect a two story building, 43 ft. in height, of Class 1 construction, approximately 50 ft. by 50 ft. in area, for the use of storage of one ton cylinders of chlorine and for sludge storage; that the chlorine and sludge storage building is designed for the storage and use of 20 one-ton cylinders of liquid chlorine which will be piped to the chlorine room in the effluent screen building a distance of about 620 ft. by a pipe line at which point the chlorine will be evaporated to a gas and fed through machines of the Wallace and Tiernan type to sterilize the effluent of the sewage treatment works; that the chlorine cylinders will be brought to the storage building by barge over water or by truck over highways; that the nearest building to the chlorine storage building will be the pump and power house on the same premises about 200 ft. distance; that the two areas comprising the sewage treatment plant will be enclosed except on the water side with wire fabric fence 8 ft. high equipped with barbed wire guards; that the storage building will be concrete, brick and steel and its 1st floor will consist of two chlorine storage rooms and an electric control room and valve room; that the control room and valve room will be entirely separated from the chlorine storage rooms and will have no doors or other openings between the rooms; that the chlorine cylinders will be unloaded on the receiving area out-of-doors along side the bulkhead and then handled by an overhead tram rail using four hand operated, geared trolleys with chain hoists; that the full cylinders will be stored horizontally on wooden sills in the chlorine storage room and will pass from the easterly end through the room in succession on the active cylinder pit at the westerly end; that after being emptied the cylinders will be taken out of the building at the westerly end and stored in the receiving area outside of the building; that the doors at each end of the chlorine storage rooms will be of the heavy garage door type with panic escape door opening out in one panel of each door; that the doors will be of wood; that two chlorine cylinders will be in active use, one in each chlorine storage room in a pit below floor level and below the invert of the 6 in. overflow pipe; each of the active cylinders will be suspended in the pit from the overhead trolley support from a scale; that all metal work in the chlorine storage rooms will be especially painted and can be slushed with heavy grease to aid resistance to corrosion; that each pit will be equipped with wooden bars set in sockets to hold the cylinders in place if the pit should be flooded and to prevent swinging of cylinders under normal operating conditions; that each pit will be provided with a separate 6 in. drain with a valve located outside of the building, these drains will lead to a main drain which discharges into Jamaica Bay; that the chlorine pipe from each active cylinder will extend to a point under the valve room where the two chlorine fed lines will be valved and then connected to a single pipe so that by closing one of these valves chlorine can be prevented from flowing from one active cylinder to another active cylinder; that it is proposed to install a 550 gallon capacity caustic soda

MINUTES

solution tank on the 2nd floor with a 3 in. outlet pipe connecting to each of the chlorine cylinder pits; that a 4 in. city main connection is also provided to permit flooding of each pit; that the caustic soda and water piping valve control room will have no communicating opening with the chlorine storage rooms but can be reached from the exterior; that two oxygen masks in a cabinet will be located in the electric control room and will be of a type approved by the U. S. Bureau of Mines for use in chlorine installations; that ventilation will be by ducts and exhaust fans, one for each chlorine storage room of 2,000 cu. ft. per min. capacity, discharging above the roof; that electric controls for these fans will be in the electric control room easily accessible; that the effluent screen building will be located on the southerly side of Beach Channel drive, 245 ft. from the southeast corner of Beach 108th street; that the chlorinator room to be located in the effluent screen building will house the chlorine evaporators and the feed machines; that the chlorine will be delivered to the evaporators through one of two 1 in. extra heavy wrought iron chlorine pipes from the cylinders in the chlorine storage rooms of the chlorine storage building; that the chlorine will be changed in the evaporators to gas and fed through the chlorine fed machines, mixed with water through a pipe grid to the sewage effluent in the effluent channel; that two approved type oxygen masks will be installed in a cabinet easily accessible in the corridor outside the chlorinator room; that the chlorinator room will be only accessible from the exterior; that where the chlorine supply pipes pass through the pump room under the chlorinator room they will be enclosed in a tight cast iron conduit to prevent leakage of chlorine gas into the pump room; that a ventilating fan and duct exhausting the air of the chlorinator room at the rate of 300 cu. ft. per min. and discharging at roof level will be installed; and

WHEREAS, the applicant further contends that under date of October 3, 1946, the fire department recommended certain conditions as to the installation in question, and in compliance with such recommendations the applicant proposes as follows:

1. All doors in the evaporation room open out.
2. A solenoid controlled chlorine shut-off valve provides an automatic means of shutting off the supply of liquified chlorine from the chlorine storage building to the effluent screen building in case of a break in the liquid chlorine piping.
3. Two caustic soda tanks, 8 ft. 6 in. by 10 ft. capacity, 4,300 gallons each, are to be installed to provide ample caustic soda solution to neutralize the liquified chlorine in all cylinders on the premises.
4. Concrete dams across the north and south entrances to the two chlorine storage rooms and a concrete partition wall between the storage rooms to be built to elevation +9.94 (Queens Datum), thus providing a depth of 3.94 ft. for flooding, or 1 ft. above the cylinders as it is proposed to store them;
5. Two 6 in. caustic soda lines and water connections to provide for flooding the chlorine storage pits.
6. Installation of a trench with removable cover to carry the chlorine piping from the chlorine storage building to the effluent screen building, so that proper inspection and maintenance will be easily effected.
7. A water pressure of 45 lbs.
8. Sufficient gas masks suitable for use in the chlorine gas rooms will be provided.

Platform scales will be used instead of the overhead track scales mentioned in paragraph 7."

WHEREAS, a copy of a communication dated October 3, 1946, from the Chief, Division of Combustibles and Fire Prevention, Fire Department, addressed to the applicant has been filed with this appeal; and

WHEREAS, plans filed with this appeal marked "Received November 17, 1949" 4 sheets, indicates the proposed installation.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 1653-49. Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the chlorine installation shall be installed sub-

stantially as proposed and as indicated on plans filed with this appeal, marked "Received November 17, 1949" (4 sheets) and in accordance with the detailed proposals submitted, including the recommendations of the fire commissioner as published herein and referred to as dated October 3, 1946; and on further condition that the chlorine shall be delivered to the premises only by barge to the pier at the premises and not by overland transportation; that there shall be submitted for further consideration if the Board deems necessary a detailed drawing showing the proposed sling to be used in connection with the tanks when conveyed on the conveyor to the storage space and for handling at all times, and a drawing showing the flexible connection when the cylinders are connected to the feed line.

685-49-A

APPLICANT—Jerome W. Perlstein, for Herman Weiner, owner (Frank Catala, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—74-05 Metropolitan avenue, north side, 66 ft. east of 74th street (Block 3065, Lot 15), Middle Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

722-49-A

APPLICANT—MacFarlane Fire Prevention Corp., for Chesebrough Building Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—6-14 Bridge street, 22 Whitehall street, southwest corner and 13-23 Pearl street (Block 9, Lots 51, 52, 30, 31, 32 and 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood and C. H. Fister.

ACTION OF BOARD—Appeal withdrawn; applicant to return to Fire Dept. and obtain a corrected order.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

593-49-A

APPLICANT—F. Wm. Boelsen, for Anna J. Schneller, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23) Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

APPEARANCES—

For Applicant: F. Wm. Boelsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Office of Borough President.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M. for additional information from applicant.

MINUTES

706-49-A

APPLICANT—Morris Whinston, for Mon Kee Corporation, Augustus B. Sbarboro and Stephen J. Pierano, owners (Crossroads Inn, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950 at 2 P.M. at written request of the applicant.

797-49-A

APPLICANT—Henry Nordheim, for Rosina Maute, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and E. Maute.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M. for inspection and decision without further argument.

ZONING APPLICATIONS

448-48-BZ

APPLICANT—Henry Nordheim, for Rosina S. Maute, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from clubhouse to factory.

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and E. Maute.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 20, 1949 at 2 P.M. for inspection and decision without further argument.

203-33-BZ, Vol. III

APPLICANT—Lama, Proskauer and Prober, for Center Trucking Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from milk distributing station, stable for more than five horses, wagon storage, office and feed storage to storage garage for more than five motor vehicles on all floors.

PREMISES AFFECTED—363-381 4th avenue, 263-271 6th street, northeast corner and 270-288 5th street, southeast corner of 4th avenue (Block 987, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Deputy Chief Guinea..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (203-33-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 363-381 4th avenue, east side, southeast corner of 5th street (Block 987, part of Lot 1), Borough of Brooklyn, was withdrawn without argument, as Vol. 1, November 21, 1933; and

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of years, affecting premises 365-381 Fourth avenue, northeast corner of 6th street (Block 987, part of Lot 1), Borough of Brooklyn, was granted as Vol. II, by the Board July 16, 1935, on certain conditions; and

WHEREAS, the resolution was amended October 8, 1935 and November 10, 1936; and

WHEREAS, the term of variance was extended November 7, 1945 under section 7f; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from milk distributing station, stable for more than five horses, wagon storage, office and feed storage to storage garage for more than five motor vehicles on all floors, affecting premises 363-381 4th avenue, 263-271 6th street, northeast corner and 270-288 5th street, southeast corner of 4th avenue (Block 987, part of Lot 1), Borough of Brooklyn was granted by the Board as Vol. III, March 15, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 15, 1949 by adding thereto:

"that in the event the owners desire to install four gasoline pumps within the garage building and four (4) 550 gallon gasoline tanks buried outside the garage building, all as proposed and as indicated on revised plan marked "Received November 29, 1949," such installation may be permitted in lieu of the requirement as set forth in the resolution adopted March 15, 1949 *on condition* that in all other respects the requirements of the resolution adopted on that date shall be complied with (Alt. 4402-48)."

233-41-BZ

APPLICANT—George McClelland, lessee, for James Coghlin, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—9419-9423 5th avenue, east side, 102 ft. 8½ in. north of 95th street (Block 6118, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Daniel Murray.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (233-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a residence use district and partly in a business use district, for a term of two years, the parking and storage of more than five motor vehicles affecting premises 9419-9423 Fifth avenue, east side, 102 ft. 8½ in. north of 95th street (Block 6118, Lot 5), Borough of Brooklyn, was granted by the Board October 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended November 3, 1943, November 7, 1945 and October 28, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 15, 1941 as *amended* through October 28, 1947 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution . . . that in all other respects the requirements of the resolution of October 15, 1941 shall be complied with; that a certificate of occupancy shall be obtained (B.N. 451-41)."

494-43-BZ

APPLICANT—Roure-DuPont Manufacturing Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, for a term of years, the conversion of occupancy of a building occupied as a laundry and storage to a factory.

PREMISES AFFECTED—518-524 East 80th street, south side, 298 ft. east of York avenue (Block 1576, Lots 37 and 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank J. Weibel and Jacques d'Aigremont.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (494-43-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the conversion of occupancy of a building occupied as a laundry and storage, to a factory, affecting premises 518-524 East 80th street, south side, 298 ft. east of York avenue (Block 1576, Lots 37 and 39), Borough of Manhattan, was granted by the Board November 23, 1943, on certain conditions; and

WHEREAS, the resolution was amended December 5, 1944; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 23, 1943, as *amended* by resolution adopted December 5, 1944, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"x x x *granted* under section 7, subdivision c thereof for a term of five (5) years from the date of this

amended resolution x x x x x x; and that other than as herein *amended*, the requirements of the resolution adopted December 5, 1944, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. Applic. 838/43)."

530-48-BZ, Vol. II

APPLICANT—American Broadcasting Co., Inc., for Margaret Dilliard and Webb and Knapp, Inc., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in the residence use portion of the plot, located in a residence and business use district, the extension of existing broadcasting and television studios (previously granted by the Board), and permitting the conversion of existing adjoining structure, used as a stable and dwelling to offices and conference rooms.

PREMISES AFFECTED—18-26 West 67th street, south side, 150 ft. west of Central Park West and 3-17 West 66th street, north side, 100 ft. west of Central Park West (Block 1119, Lot 21 and 43), Borough of Manhattan.

APPEARANCES—

For Applicant: David S. Smith and L. B. Wardrop, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (530-48-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts the change in occupancy from clubrooms and stable, (Riding Academy) to broadcasting and television broadcasting studios, affecting premises 7 to 17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan, was granted by the Board, as Vol. I, July 13, 1948, on certain conditions; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in the residence use portion of a plot, located in residence and business use districts, the extension of existing broadcasting and television studios, and the conversion of a structure formerly used as a stable and dwelling to offices and conference rooms, for use with adjoining building, permitted as a broadcasting studio, affecting premises 18 to 26 West 67th street, south side, 150 ft. west of Central Park West and 3 to 17 West 66th street, north side, 100 ft. west of Central Park West (Block 1119, Lots 21 and 43), Borough of Manhattan was granted by the Board, as Vol. II, June 7, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 7, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 612-49)."

(Remaining minutes will be printed in the Bulletin of December 27, 1949).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

JAN 19 1950
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

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CONTENTS

This issue of the Bulletin contains in the order given—

Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday Afternoon, December 13, 1949, Affecting Calendar Numbers 429-46-BZ—Vol. II, 1086-47-BZ, 299-47-BZ, 18-45-SM, 285-46-SM, 286-46-SM and 287-46-SM.

Minutes of Regular Meeting, Tuesday Morning, December 20, 1949, Affecting Calendar Numbers 1339-27-BZ—Vol. III, 802-40-BZ—Vol. II, 602-47-BZ—Vol. III, 30-48-BZ—Vol. II, 1076-48-BZ—Vol. II, 734-49-BZ, 233-49-BZ, 627-26-BZ—Vol. II, 492-29-BZ—Vol. IV, 752-29-BZ—Vol. III, 148-33-BZ—Vol. III, 344-33-BZ—Vol. III, 426-37-BZ—Vol. III, 794-48-BZ—Vol. II, 916-48-BZ, 333-49-BZ, 380-49-BZ, 460-49-BZ, 472-49-BZ, 505-49-BZ, 627-49-BZ, 657-49-BZ, 701-49-BZ, 727-49-BZ, 728-49-BZ, 746-49-BZ, 747-49-BZ, 917-48-A, 612-49-A, 735-49-A, 409-49-BZ—Vol. II, 702-49-A, 491-31-SA—Vol. III, 745-39-SM, 1429-39-SM, 1550-39-SM, 1207-40-SM, 260-45-SA, 663-45-SM, 690-45-SA, 625-47-SM, 782-47-SM, 967-47-SM, 206-48-SM, 344-48-SA, 552-48-SA, 807-48-SM, 920-48-SM, 496-49-SA, 575-49-SM, 581-49-SA, 693-49-SM and 724-49-SA.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions

HARRIS H. MURDOCK, Chairman.

Minutes of Regular Meeting, Tuesday Afternoon, December 20, 1949, Affecting Calendar Numbers 299-44-A—Vol. II, 723-49-A, 797-49-A, 815-49-A, 551-44-A—Vol. II, 504-46-A—Vol. II, 661-49-A—Vol. II, 539-47-A, 415-49-A, 456-49-A, 593-49-A, 714-49-A, 731-49-A, 738-49-A, 448-48-BZ, 787-19-BZ—Vol. III, 360-35-BZ—Vol. II, 558-37-BZ, 586-42-BZ, 90-43-BZ, 415-44-BZ, 1075-46-BZ, 512-47-BZ, 151-48-BZ, 698-48-BZ, 853-48-BZ, 861-48-BZ, 544-26-BZ—Vol. II, 603-32-BZ—Vol. II, 176-35-BZ—Vol. II, 589-38-BZ—Vol. II, 679-41-BZ—Vol. II and 284-42-BZ—Vol. II.

(Remaining minutes will be printed in the Bulletin of January 3, 1950.)

CALENDAR

DOCKET

New Cases Filed up to December 20, 1949.

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected.</i> |
|------------------|--------------|--|
| 864-49-A | H.B.Q. | — 88-27 Rockaway Beach boulevard, south side, 25 ft. east of Beach 90th street (Block 623, Lots 2 and 3), Rockaway Beach, Borough of Queens (under section 35, General City Law, re bed of mapped street-proposed widening of Rockaway Beach boulevard), N.B. 7347-49. |
| 865-49-A | H.B.B. | — 1 Knickerbocker avenue, southeast corner of Johnson avenue (Block 2992, Lot 10), Borough of Brooklyn, Alt. 2440-49. |
| 866-49-BZ | H.B.Q. | — 200-01 to 200-07 47th avenue and 46-41 to 46-51 Francis Lewis boulevard, northeast corner (Block 5559, Lot 75), Bayside, Borough of Queens, N.B. 6445-49. |
| 867-49-BZ | H.B.Q. | — 220-11 to 220-19 Northern boulevard and 43-32 to 43-40 220th place, northwest corner (Block 6323, Lot 22), Bayside, Borough of Queens, N.B. 5658-49. |
| 868-49-BZ | H.B.Q. | — 134-01 to 134-09 224th street and 224-02 to 224-06 Merrick boulevard, southeast corner (Block 13105, Lot 41), Laurelton, Borough of Queens, N.B. 6753-49. |
| 869-49-A | H.B.Q. | — 134-01 to 134-09 224th street and 224-02 to 224-06 Merrick boulevard, southeast corner (Block 13105, Lot 41), Laurelton, Borough of Queens, (under section 35, General City Law re bed of mapped street—224th street), N.B. 6753-49. |
| 870-49-SM | | — Sloan Vacuum Breaker, Model V-400-A, manufactured by Sloan Valve Co., Material. |
| 871-49-BZ | H.B.Bx. | — North side of East Fordham road, 156 ft. east of Hoffman street (Block 3273, Lot 261), Borough of The Bronx, N.B. 1063-49. |
| 872-49-BZ | H.B.Bx. | — East side of Castle Hill avenue, 58 ft. north of Bruckner boulevard (Block 3815, Lot 3), Borough of The Bronx, N.B. 1036-49. |
| 873-49-A | H.B.M. | — 234-236 West 31st street, south side, 400 ft. east of 8th avenue (Block 780, Lot 60), Borough of Manhattan, Alt. 1950-49. |
| 874-49-BZ | H.B.Bx. | — Southwest corner of Adeo and Pearsall avenues (Block 4561, Lots 39, 42, and 43), Borough of The Bronx, N.B. 708-49. |
| 875-49-SA | | — Icecreamolator (ice cream novelty display and storage machine), Appliance. |
| 876-49-A | H.B.M. | — 1494 Madison avenue, west side, 50 ft. north of East 102nd street (Block 1609, Lot 19), Borough of Manhattan, Amendment to B.N. 850-49. |
| 877-49-A | H.B.Q. | — 73-04 172nd street, southwest corner of 73rd avenue, 73-08 and 73-12 172nd street, west side, 40 ft. and 80 ft. south of 73rd avenue (Block 6979, Lots |

27, 29 and 31), Flushing, Borough of Queens, N.B. 5902, 5903 and N.B. 5904-49.

Restored to Docket

- 504-46-A—Vol. II**—H.B.B.—804 Union street, south side, 75 ft. west of 7th avenue (Block 957, Lot 29), Borough of Brooklyn, Alt. 3022-49.
- 661-49-A—Vol. II**—H.B.B.—1361 61st street, north side, 180 ft. west of 14th avenue (Block 5719, Lot 52), Borough of Brooklyn, Alt. 2659-49.
- 551-44-A—Vol. II**—F.D.—123-135 Ashland place and 231-243 Willoughby street (2nd and 3rd floors); (Block 2071, Lot 1), Borough of Brooklyn, 22653-LF and Decision.
- 620-39-SM**—USG Gypsum Sheathing, 24 in. by 8 ft. by ½ in. with square edge tongue and groove (previously approved with V edge), manufactured by United States Gypsum Co., Material.
- 483-39-SM**—Ivory Double Hydrate Finishing Lime (previously approved Ivory Pressure Hydrated Finishing Lime), manufactured by United States Gypsum Co., Material.
- 914-46-SA—Vol. II** — Master Kraft Warm Air Conditioners, Models W-75, W-100, W-130, W-150 and VCF—75 (previously approved re Master Kraft Oil Burners, Models A, C, L, F and Master Kraft Sun Blaze Boiler Units, Models 325, 450 and 750), Appliance.
- 309-46-SA**—Wayne Oil Burner, Models A, B and AB (previously approved re Wayne Oil Burner, Model O), Appliance.
- 115-32-SA**—Wayne Oil Burner, Model OM (previously approved re Wayne Oil Burner, Model K), Appliance.
- 991-47-SA—Vol. II**—Dravo Counterflo Unit Heater (for light and heavy oil), upright, horizontal or inverted, Models 40, 50, 75, 100, 125, 150, 175 and 200, Types LO and HO (previously approved re Dravo Counterflo Unit Heater, Model 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO), Appliance.
- 1379-39-SM** — Nailable Cinder Blocks, additional sizes (previously approved re Nailable Cinder Blocks), manufactured by Nailable Cinder Block Corp., Material.
- 589-38-BZ—Vol. II**—H.B.M.—851-865 8th avenue, 301-303 West 51st street, northwest corner and 300-304 West 52nd street (Block 1042, Lots 29, 128 and 136), Borough of Manhattan, Alt. 1935-49.
- 544-26-BZ—Vol. II**—H.B.Q. — 680 Fairview avenue, southeast corner of Gates avenue (Block 3478, Lot 31), Ridgewood, Borough of Queens, Alt. 2464-49.
- 679-41-BZ—Vol. II**—H.B.Q. — 35-02 to 35-22 Ocean Promenade, north side, from Beach 35th to Beach 36th streets (Block 307, Lot 21), Rockaway Beach, Borough of Queens, N.B. 6775-49.

CALENDAR

176-35-BZ—Vol. II—H.B.Bx.—1244 Prospect avenue and 850 Home street, southeast corner (Block 2693, Lot 29), Borough of The Bronx, Amendment to N.B. 939-49.

603-32-BZ—Vol. II—158-19 to 158-27 Liberty avenue, northwest corner of 159th street (Block 10116, Lots 19 and 20), Jamaica, Borough of Queens, N.B. 5776-49.

284-42-BZ—Vol. II—H.B.B.—1672-1680 86th street and 1-17 Bay 14th street, southeast corner (Block 6365, Lot 33), Borough of Brooklyn, Alt. 3392-49.

341-47-BZ—Vol. II—H.B.Q.—28-27 30th street, east side, 92.0 ft. south of Newtown avenue (Block 595, Lots 10 and 16), Astoria, Borough of Queens, Alt. 2397-49.

332-49-BZ—H.B.B.—28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn, Alt. 4900-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Oct. 25, 1949—Vol. 34, No. 43
Fire Resistive, Flameproof Materials, etc., Rules for Testing of.....	Sept. 6, 1949—Vol. 34, No. 36
Fire Retarding Rules for Garages, etc.	Oct. 4, 1949—Vol. 34, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 25, 1949—Vol. 34, No. 4A
Opening Protective Assemblies, Rules for Inspection of	Nov. 8, 1949—Vol. 34, No. 45
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Platform Trucks, Specifications for.....	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 27, 1949—Vol. 34, No. 39
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Nov. 29, 1949—Vol. 34, No. 48
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts.

Refrigerating Systems, Chap. 19....Mar. 22, 1949—Vol. 34, No. 12A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

324-29-BZ—Vol. II—Application of George P. Ames, applicant, on behalf of May R. Hamilton, owner, (Joseph C. Gessner, lessee), reopened December 14, 1948, under sections 21, 7a, 7b and 7c of the zoning resolution, to permit in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories; premises 231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

623-49-BZ—Application, August 5, 1949, under sections 9A and 21 of the zoning resolution, of Theron R. Galloway, applicant, on behalf of Consolidated Edison Company of New York, Incorporated, owner, to permit in an unrestricted use, A area and class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of the boundaries of La Guardia Airport; premises east side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, Part of Lot 1), Astoria, Borough of Queens.

151-37-BZ—Vol. II—Application of Shirley and DeShaw, applicants, on behalf of South Brooklyn Railway Company, owner, reopened September 27, 1949, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

368-19-BZ—Vol. III—Application of Lama, Proskauer & Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, reopened July 22, 1949, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board a garage for more than five cars); premises 1935-1939 Coney Island Avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

249-29-BZ—Vol. II—Application of Gustave Goldman, applicant, on behalf of Rose Firestone, owner, reopened July 19, 1949, under sections 7h, 7c and 7f of the zoning resolution, to permit in a residence and business use district, the extension of existing building, the extension in area of existing gasoline service station, (previously granted by the Board), and the addition of parking and storage of more than five motor vehicles; premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

659-49-BZ—Application, September 22, 1949, under sections 7c, 7i, 7h and 7A of the zoning resolution, of Lama,

CALENDAR

Proskauer and Prober, applicants, on behalf of Sylvia Pearlstein and Gertrude Pearlstein, owners (Nat Service Station, lessee), to permit in a business use district, the reconstruction of a gasoline service station to include lubritorium, auto laundry, motor vehicle repair shop and office, and the parking of cars waiting to be serviced, with show windows and entrance more than the permitted distance from intersection; premises 126-01 101st avenue and 97-31 to 97-39 126th street, northeast corner (Block 9469, Lots 27 and 29), Richmond Hill, Borough of Queens.

548-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Grand Holding Corporation, owner, reopened October 18, 1949, under sections 7f and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop (previously granted by the Board as a motor vehicle repair shop with two gasoline pumps for dispensing gasoline to customers but not for general use); premises 577-581 Grand street, south side, 76 ft. 1¾ inches west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

642-21-BZ—Vol. II—Application of Charles M. Spindler, applicant, on behalf of Valentine Bayer and Catherine Reiss, owners (Frank Sosko and Alfred Sosko, lessees), reopened October 4, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district, the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board); premises 63-45 to 63-51 (formerly 587-591) Forest avenue, east side, 50.09 ft. north of Grove street (Block 3495, Lot 4), Ridgewood, Borough of Queens.

673-49-BZ—Application, September 27, 1949, under section 7f, of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Herman J. Stein, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, autowashing, office and sale of auto accessories; premises 223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

27-34-BZ—Vol. II—Application of Simeon Heller, applicant on behalf of Katherine Pivar, owner, reopened May 17, 1949, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, (previously denied by the Board under section 21), lubritorium, motor vehicle repairs, office and sale of auto parts for a term of fifteen years; premises 72-02 57th avenue, southeast corner of Mazeau street (Block 2808, Lot 79), Maspeth, Borough of Queens.

220-44-BZ—Vol. III—Application of Imre Chairman, applicant, on behalf of Mario Mero, owner, reopened October 26, 1948, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than eight motor vehicles and to permit repair of owners' cars within building (previously granted by the Board) to a five car non-storage garage in basement and repair shop on first floor and warehouse on second to fourth floors, fifth floor to be vacant; premises 89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

371-49-A—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

739-49-BZ—Application, October 19, 1949, under sections 7e and 7A of the zoning resolution of Joseph B. Klein, applicant, on behalf of Abraham Weisinger and Noreen Weisinger, owners, to permit in a local retail use dis-

trict, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sales of auto accessories, motor vehicle repair shop and office; and the parking of more than five motor vehicles waiting to be serviced, with show window and curb cuts more than the permitted distance from the intersection; premises 232-20 Northern boulevard and 45-02 to 45-08 233rd street, southwest corner (Block 8165, Lot 25), Douglaston, Borough of Queens.

100-49-BZ—Application, February 9, 1949, under section 7e of the zoning resolution, of Henry George Greene, applicant, on behalf of M. Alden Weingart and Muriel L. Weingart, owners, (Caravel Properties, lessee), to permit in a residence use district, the change in occupancy of basement apartments to a store; premises 212 Central Park South, south side, 200 ft. west of 7th avenue (Block 1030, Lot 41), Borough of Manhattan.

422-29-BZ—Vol. II — Application of Lama, Proskauer and Prober, applicants on behalf of Clarence M. Weil and Walmil Holding Corp., owners (Sinclair Refining Co., lessee), reopened November 29, 1949 for consideration and rehearing in accordance with decision of the Court as to the question of the nearness to the hospital and for consideration of other items in connection with the proposed extension and alteration of gasoline service station—re Application, previously denied by the Board, to permit in a residence and business use district, the reconstruction and extension to existing gasoline service station, auto laundry, lubritorium, office, and motor vehicle repair shop; premises 620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn.

750-49-A—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (cellar and 2nd floor); (Block 6775, Lot 1), Borough of Brooklyn.

396-49-A—128-132 Diamond street, east side, 95 ft. north of Norman avenue (Block 2625, Lot 40), Borough of Brooklyn.

83-49-A—202 Norman avenue, southwest corner of Moultrie street and 747 Humboldt street (1st floor); (Block 2653, Lot 8), Borough of Brooklyn.

303-26-BZ—Vol. II—Application of Reginald S. Hardy, applicant, on behalf of Hayson Corporation, owner, reopened October 21, 1947, under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy from public garage for more than five (5) motor vehicles (previously granted by the Board) to manufacture of radio equipment and public garage for more than five motor vehicles, to be reconverted to garage at expiration of present lease; premises 405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lots 4, 72 and 75), Borough of Brooklyn.

52-48-A—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lots 4, 72 and 75), Borough of Brooklyn.

833-27-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Jewish Center of Kings Highway, Inc., owner, reopened September 27, 1949, under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building (Jewish center and synagogue) nearer to the building line on East 12th street than permitted, and with steps within set-back area on Avenue P and using more than the area permitted (previously granted by the Board for a one story synagogue and denied as to the construction of an additional story and mezzanine); premises 1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn.

CALENDAR

278-29-BZ—Vol. II—Application of M. W. Del Gaudio, applicant, on behalf of George Del Gaizo, owner, reopened November 1, 1949, under section 7c of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry (previously granted by the Board); premises 1898 Boston road, intersection of Boston road, east side and Longfellow avenue, west side (Block 3004, Lot 33), Borough of The Bronx.

766-41-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Jennie Scicutella, owner, reopened May 17, 1949, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from stable, horse stables, 3 car garage and boiler room on first floor, hay loft and one family dwelling on second floor to non storage garage for more than five motor vehicles, office, toilets and boiler room on one family dwelling on second floor; premises 128-132 Diamond street, east side, 95 ft. north of Norman avenue (Block 2625, Lot 40), Borough of Brooklyn.

174-49-BZ—Application, March 10, 1949, under section 7i of the zoning resolution, of John J. Tricarico, applicant, on behalf of John Restaino, owner, to permit in a business use district, the change in occupancy from five car garage to motor vehicle repair shop; premises 296 Bond street and 484 Sackett street, southwest corner (Block 430, Lot 35), Borough of Brooklyn.

579-49-BZ — Application, July 26, 1949, under section 7e of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Erna Wilhelm, owner, to permit in a residence use district, the change in use of a room in existing one family dwelling to beauty parlor for a term of five years; premises 95-14 129th street, west side, 125.10 ft. south of 95th avenue (Block 9470, Lot 13), Richmond Hill, Borough of Queens.

630-49-BZ—Application, September 16, 1949, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Riverton Equities, Inc., owner, to permit in a manufacturing use district, the erection and maintenance of a refrigeration plant (ice manufacture); premises 20-38 West 141st street, south side, 225 ft. west of 5th avenue, (Block 1738, Lots 45 and 51), Borough of Manhattan.

754-49-BZ—Application, October 31, 1949, under section 7c of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Waldbaum Realty Corporation, owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and stores to warehouse, office and garage for more than five motor vehicles (owners trucks); premises 2889-2909 Coney Island avenue, east side, 142 ft. 9 in. north of Shore Parkway (Voorhies avenue), and 2656-2666 East 11th street (Block 7454, Lot 29), Borough of Brooklyn.

789-49-BZ—Application, November 15, 1949, under sections 7f and 7i of the zoning resolution, of Irrerra & Luongo, applicant, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repair shop and office; premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue and 53-59 Georgia avenue, northwest corner (Block 3668, Lots 36 to 43 inclusive), Borough of Brooklyn.

562-49-BZ—Application, July 8, 1949, under section 7c of the zoning resolution, of Frank J. Buttermark, applicant, on behalf of Henry & Elizabeth Hamm, owners, to permit on a plot located partly in a retail-1 and

partly in a residence use district, the reconstruction of an existing building used as a motor vehicle repair shop and gasoline service station; premises 2415 Richmond road, north side, 542.95 ft. east of Odin street (Block 942, Lot 11), New Dorp, Borough of Richmond.

682-49-BZ—Application, September 30, 1949, under section 7f of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Rose A. Pisklak, owner, to permit in a business use district, the change in use from a garage for five motor vehicles to a garage for more than five motor vehicles; premises 866-868 Madison street, south side, 125 ft. east of Ralph avenue (Block 1483, Lot 13), Borough of Brooklyn.

558-49-BZ—Application, July 11, 1949, under section 21 of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Celia Knight, owner, to permit in a residence use, G area district, the change in occupancy from one family to one family and four convalescent boarders; premises 42 DeKoven Court, south side, 300 ft. west of East 17th street (Block 5237, Lot 199), Borough of Brooklyn.

559-49-A—42 DeKoven Court, south side, 300 ft. west of East 17th street (Block 5237, Lot 199), Borough of Brooklyn.

382-48-BZ—Vol. II—Application of Siegel and Green, applicants on behalf of Bandes and Nemerson, owners, reopened December 6, 1949, under sections 7c and 21 of the zoning resolution, to permit on a plot located partly in a business and partly in a residence use district, the erection and maintenance of a business building (stores); premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16 and 19), Borough of The Bronx.

299-47-BZ—Application of New York Life Insurance Co., applicant and owner, reopened December 13, 1949 for consideration as to amendment of resolution re use of garage off 73rd avenue (No. 207), to be occupied by persons other than tenants and occupants of the Fresh Meadow Houses—re Application previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the parking of motor vehicles, accessory to stores, business buildings in the residence district and store fronts facing on 188th street and other streets, solely within the property, and a boiler house used to furnish heat and domestic hot water solely for buildings, and garages solely for the storage of motor vehicles belonging to the residents in the project; resolution amended permitting garage No. 202 to contain services consisting of four twin gasoline pumps and eight 550 gal. storage tanks and also, a space within the garage for washing, polishing and greasing of cars, repairing with hand tools only; resolution further amended, permitting in a residence and local retail use district, garages No. 204, 206 and 207 to become storage garages under section 7, paragraph c, with gas pumps and storage tanks; six 550 gal. tanks for garage No. 204; six 550 gal. tanks for garage No. 206 and ten 550 gal. tanks for garage No. 207 and also, permitting sale of automobile accessories within the buildings; premises 186-01 73rd avenue, north side, 360 ft. west of 188th street (Block 7115, Lot 2), Fresh Meadow Houses, Flushing, Borough of Queens.

449-49-SA—Dual Heat Infra-Red Ovens (Electric).

17-48-SA—JK Flow Detector (paddle type water flow indicator for sprinkler alarm system).

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

680-49-A—3027-3049 West 29th street, northeast corner of Riegelman Boardwalk (Block 7068-B, Lot 30), Borough of Brooklyn.

1082-47-A—59-01 to 59-25 Woodhaven boulevard, east side, from Queens boulevard to Saunders street (Block 3075, Lot 1), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—Midtown Highway); (reopened April 12, 1949).

402-41-A—Vol. II—2886 Valentine avenue, east side, 355 ft. north of Valentine avenue (Block 3302, Lot 21), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

596-49-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 231 subdivision 3 of the Multiple Dwelling Law as to access to second means of egress affecting premises 601 Lefferts avenue, north side, 329 ft. 6 in. east of Kingston avenue (2nd floor); (Block 1326, Lot 66), Borough of Brooklyn.

731-49-A—84-21 Elmhurst avenue, north side, 149.89 ft. east of Broadway (Block 1518, Lot 76), Elmhurst, Borough of Queens.

738-49-A—141 East 44th street, north side, 75 ft. east of Lexington avenue, (Block 1299, Lot 43), Borough of Manhattan.

593-49-A—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).

714-49-A—Application filed pursuant to section 310 of the Multiple Dwelling law for variation of the provisions of sections 9 and 248 of the Multiple Dwelling Law re minimum dimensions of courts affecting premises 272 West 119th street, south side, 78 ft. 3 in. west of St. Nicholas avenue (Block 1924, Lot 57), Borough of Manhattan.

706-49-A—18-20 Pell street, north side, 198 ft. 5½ in. west of Bowery (1st floor); (Block 163, Lots 5, 6 and 7), Borough of Manhattan.

653-49-A—36-38 and 40 West 13th street, south side, 334 ft. 10 in. east of Avenue of the Americas (Block 576, Lots 19 and 20), Borough of Manhattan.

676-49-A—335 East 99th street, north side, 100 ft. west of First avenue (Block 1671, Lot 16), Borough of Manhattan.

625-49-A—61-65 Stanton street and 222 Eldridge street, southeast corner (Block 416, Lot 14), Borough of Manhattan.

764-49-A—116-118 West 13th Street, south side, 220 ft. 10 in. west of Sixth avenue (Block 608, Lot 29), Borough of Manhattan.

700-49-A—809-825 Eighth avenue, west side, from West 49th street to West 50th street and 301-333 West 49th street, 300-344 West 50th street (Block 1040, Lots 13 and 14), Borough of Manhattan.

699-49-A—11 West 17th street, north side, 188 ft. west of 5th avenue (Block 819, Lot 31), Borough of Manhattan.

560-46-A—Vol. II—754-756 7th avenue, west side 41 ft. 6 in. south of West 50th street (5th and 6th floors); (Block 1021, Lot 34), Borough of Manhattan (reopened November 29, 1949).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 17, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

196-49-BZ—Application, March 18, 1949, under sections 7e and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Lucky Star Realty Corporation, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

734-49-BZ—Application, October 18, 1949, under section 7e of the zoning resolution, of Saul Goldsmith, applicant, on behalf of Henry H. Brockman, Dorothy B. Brockman, Christian J. Brockman and Dietrich A. Brockman, owners, to permit in a residence use district, the construction of a drive-in theatre and the erection and maintenance of an accessory building to be used as a ticket booth, a projection room, a welfare room and refreshments, and to erect and maintain an electric sign and a screen structure, for a term of fifteen years; premises 151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 114-34, Blocks 114-35 and 114-36, Lots 14, Block 114-37, Lots 47 and 18, Block 114-48, Lot 9, Blocks 114-49, 114-50, 114-51, 114-67 and 114-68, Lots 1), Ozone Park, Borough of Queens.

735-49-A—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 11434, Lot 28, Blocks 11435, 11436, Lots 14, Block 11437, Lot 47, Block 11447, Lot 18, Block 11448, Lot 9, Blocks 11449, 11450, 11451, 11467, 11468, Lots 1), Ozone Park, Borough of Queens, (under section 35, General City Law—re bed of mapped streets—86th to 90th streets and 153rd and 155th avenues).

233-49-BZ—Application, March 29, 1949, under section 21 of the zoning resolution, of Sellig and Finkelstein, applicants on behalf of Ruby Tomber Ain, owner, to permit in a residence use, D 1 area district, the erection of an accessory garage without the required set-back; premises 2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

802-40-BZ—Vol. II—Application of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, reopened September 13, 1949, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle re-

CALENDAR

pair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

854-49-A—Appeal from a decision of the borough superintendent and an application pursuant to Section 35 of the General City Law to permit the erection of buildings in the beds of mapped streets and an application pursuant to Section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets; premises 220-01 to 227-25 Hillside avenue, north side; 220-02 to 228-22 Stronghurst avenue; 86-25 to 87-09 Springfield boulevard; 81-02 to 83-18 229th street; 221-01 to 226-37 and 221-02 to 226-38 Manor road (Block 7924, Lots 1 and 50; Blocks 7914, 7925, 7926, 7927, 7928 and 7929, Lots 1); 224-10 to 229-24 Hillside avenue, south side; 221-01 to 221-41 Braddock avenue; 86-06 to 86-14 231st street and 225-01 to 227-29 88th avenue (Blocks 7927, 7928, 7946, Lots 1, and Block 7945, part of Lot 1; Block 7939, Lot 12; Block 7940, Lot 29; Block 7943, part of Lot 100 and Block 7947, Lot 7), Bell Park Manor Terrace, Bellerose, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

539-47-A—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens, (reopened September 28, 1948).

415-49-A—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42) Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

683-49-BZ—Application, September 30, 1949, under sections 7c, 7A and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Newstrand Realty Corporation, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue, and to permit the parking of more than five motor vehicles for patrons and employees and for a service road in residence use portion of plot; premises 1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue; 3002-3016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

684-49-A—1875-1925 Nostrand avenue, east side, from Newkirk avenue to Foster avenue, 3002-2016 Newkirk avenue and 3001-3015 Foster avenue (Block 4964, Lot 50), Borough of Brooklyn.

612-49-A—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

1339-27-BZ—Vol. III—Application of Lama, Proskauer and Prober, applicants, on behalf of Harry Sweedler, owner, reopened June 2, 1948, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry, lubritorium and motor vehicle repair shop, with curb cuts and entrance more than permitted distance from intersection (previously denied under section 21 and previously withdrawn under section 7f); premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

30-48-BZ—Vol. II—Application of Lama, Proskauer and Prober, applicants, on behalf of Moe Friedel, owner, reopened September 27, 1949, under sections 7c, 7e 7i, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of accessory building of existing gasoline service station, to include boiler room, lubritorium, auto-laundry, motor vehicle repair shop, sale of accessories and office, and to permit the parking and storage of more than five motor vehicles (previously withdrawn), and to permit curb-cuts more than the permitted distance from the intersection; premises 1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

1076-48-BZ—Vol. II—Application of Samuel Rosenblum, applicant, on behalf of Coberta Realty Corporation, owner, reopened November 22, 1949, under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, brake service and the parking and storage of more than five motor vehicles (previously granted by the Board, for the construction of a garage for more than five motor vehicles for a term of fifteen years); premises 190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

456-49-A—20-26 Greene street, east side, 167 ft. 8 in. south of corner of Grand street (Block 230, Lots 17 and 19), Borough of Manhattan.

694-49-A—Foot 14th road, west side, of 110th street 400 ft. south of 14th avenue, (Block 4044, Lot 20), College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

354-49-A—137-16 224th street, west side, 568.45 ft. north of 138th avenue (ground floor); (Block 13129, Lot 40), Laurelton, Borough of Queens (under section 35, General City Law—bed of mapped street-proposed widening and continuation of 137th avenue).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of December 13, 1949).

429-46-BZ—Vol. II

APPLICANT—Lewis and Leonard Associates, for Seven Santini Brothers, Inc., owner (Santini Brothers, Inc., lessees).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the erection of a building having less than the required rear yard.

PREMISES AFFECTED—114-25 Queens boulevard, east side, 201 ft. north of 77th avenue (Block 2266, Lots 81 and 82), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (429-46-BZ—Vol. II)

WHEREAS, this application under section 14D of the zoning resolution, to permit in a retail use, D area district the erection of a warehouse without providing legal yard required at grade level affecting premises 114-25 Queens boulevard, east side, 201 ft. north of 77th avenue (Block 2266, Lots 81 and 82), Forest Hills, Borough of Queens, was withdrawn, as Vol. I, July 16, 1946, on request of the owner's representative; and

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection of a building having less than the required rear yard, was granted by the Board, as Vol. II, December 17, 1946, on certain conditions; and

WHEREAS, an extension of time in which to obtain permits and complete the work was given January 13, 1948 and January 11, 1949; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 17, 1946 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings and the owner intends to construct as soon as costs and labor conditions are not prohibitive, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N. B. 1292-46)."

1086-47-BZ

APPLICANT—Henry Nordheim, for Pan-American Iron Works, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from Class "A" Multiple Dwelling to offices (basement and 1st floor) upper three floors to remain residence use.

PREMISES AFFECTED—380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (1086-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from Class "A" multiple dwelling to offices (basement and first floor), and Class "A" multiple dwelling (3rd and 4th floors), affecting premises 380 Pleasant avenue, east side, 16.9 ft. north of East 120th street (Block 1817, Lot 101), Borough of Manhattan was granted by the Board February 3, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 3, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed and additional time is required to obtain a certificate of occupancy from the Department of Housing and Buildings, all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. 1832-47)."

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to garage space—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, the location of a boiler house in a residence district and the location of a gasoline service station in a business district; resolution amended to permit garages 204, 206 and 207 to be used as storage garages.

PREMISES AFFECTED—194-20 64th avenue, 193-10 69th avenue, 186-01 73rd avenue, northeast corner 188th street and 73rd avenue, southwest corner 188th street and 64th avenue (Blocks 7117, Lot 2 and Block 7115, Lot 2); Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Blocks 5712, 5716, 7075-7077, 7080-7082, 7092-7094, 7098, 7105, 7114-7122, 5723, 7138 and 7146): (Fresh Meadow Houses), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Hershman and J. I. Boyle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 10, 1950 at 10 A.M. for consideration of amendment for permission to permit the garage off 73rd avenue to be occupied by persons other than the tenants and occupants of the Fresh

MINUTES

Meadow Houses, and requiring notification based on a list of owners to be obtained and submitted to the Board in the usual way within a distance of 400 ft. along 73rd avenue and down the cross streets for a distance of 400 ft., the cross streets opposite Fresh Meadows but not in Fresh Meadows.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating:..... 1

MATERIALS SUBMITTED FOR APPROVAL

18-45-SM

APPLICANT—Aluminum Company of America, owner.
SUBJECT—Aluminum Company of America, Aluminum-Faced Enclosure Wall, approval of.
APPEARANCES—

For Applicant: A. J. Faranda.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

285-46-SM

APPLICANT—American Rolling Mill Co., owner.
SUBJECT—Armco Spiral Welded Steel Pipe, Pipe Piles or Caissons, ASTM Spec. A-139, approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

286-46-SM

APPLICANT—American Rolling Mill Co., owner.
SUBJECT—Armco Steel Pipe Piles, ASTM Spec. A-252, approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

287-46-SM

APPLICANT—American Rolling Mill Co., owner.
SUBJECT—Armco Spiral Welded Steel Pipe, Pipe Piles or Caissons, ASTM Spec. A-134, using A-139 Grade B Steel, Approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY, DECEMBER 20, 1949, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 6, 1949, were approved as printed in the Bulletin of December 13, 1949, Vol. 34, No. 50.

ZONING APPLICATIONS

1339-27-BZ—Vol. III

APPLICANT—Lama and Proskauer, for Harry Sweedler, owner.

SUBJECT—Application reopened June 2, 1948—re Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry, lubritorium and motor vehicle repair shop, with curb cuts and entrance more than permitted distance from intersection (previously denied under section 21 and previously withdrawn under section 7f).

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Frank B. DiGiovanna and Harry Sweedler.

For Opposition: Benjamin Spector and Louis Keller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 24, 1950 at 10 A.M. for further consideration after applicant has filed statement and plan.

802-40-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for George H. Fogarty, owner.

SUBJECT—Application reopened September 13, 1949—re Application (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by the Board).

PREMISES AFFECTED—168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and George H. Fogarty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1950 at 10 A.M. for further consideration after applicant has filed a report as to the use of the building.

602-47-BZ—Vol. III

APPLICANT—William A. Lacerenza, for Atlantic Warwick Corp., owner (Novocol Chemical Manufacturing Co., lessee).

SUBJECT—Application reopened May 10, 1949—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in use of public garage to garage for one motor vehicle and storage of materials used by the lessee.

MINUTES

PREMISES AFFECTED—243-247 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (Block 3968, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application placed on Reserve calendar for further consideration after applicant files an appeal from an order of the Fire Commissioner.

30-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Moe Friedel, owner.

SUBJECT—Application reopened September 27, 1949—re Application (decision of the borough superintendent) under sections 7c, 7e, 7i, 7h and 7A, of the zoning resolution, to permit in a residence and business use district the reconstruction and extension of accessory building of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office, and to permit the parking and storage of more than five motor vehicles (previously withdrawn), and to permit curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Moe Friedel and Adolph Friedel.

For Opposition: Benjamin Goldbaum, F. Strongin-Marks, Lillian B. Johnson, Alice Brennan and Rosemary S. Fee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 24, 1950 at 10 A.M. for further consideration after applicant has submitted additional plan with measurements and obtains a permit from the Dept. of Housing and Buildings for the use of part of Lot 1 in the business district for parking use.

1076-48-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coberta Realty Corp., owner.

SUBJECT—Application reopened November 22, 1949—re Application (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, brake service and the parking and storage of more than five motor vehicles (previously granted by the Board for the construction of a garage for more than five motor vehicles for a term of fifteen years).

PREMISES AFFECTED—190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Harry R. Schwartz, Meyer Licht, Samuel Fechter, W. Cohen, C. Cooper and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 24, 1950, at 10 A.M. for inspection and decision without further argument.

734-49-BZ

APPLICANT—Saul Goldsmith, for Henry H. Brockman, Dorothy B. Brockman, Christian J. Brockman and Dietrich A. Brockman, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the construction of a drive in theatre and the erection and maintenance of an accessory building to be used as a ticket booth, a projection room, a welfare room and refreshments, and to erect and maintain an electric sign and a screen structure, for a term of fifteen years.

PREMISES AFFECTED—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 11434, Lot 28, Blocks 11435, 11436, Lots 14, Block 11437, Lot 47, Block 11447, Lot 18, Block 11448, Lot 9, Blocks 11449, 11450, 11451, 11467, 11468, Lots 1), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: Donald J. Giordano and Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1950, at 10 A.M. at request of applicant to file new papers.

233-49-BZ

APPLICANT—Seelig and Finkelstein, for Ruby Tomer Ain, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection of an accessory garage without the required set-back.

PREMISES AFFECTED—2202 East 26th street and 2714-2724 Avenue V, southwest corner (Block 7383, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Seelig and Harry Ain.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1950 at 10 A.M. for inspection and decision without further argument.

627-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for Park Office Building Corp., owner.

SUBJECT—Application reopened September 21, 1948—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing business building (previously granted by the Board) from storage to factory and storage.

PREMISES AFFECTED—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

MINUTES

THE RESOLUTION (627-26-BZ—Vol. II)

WHEREAS, Henry Nordheim for Park Office Building Corp., owner, filed August 12, 1948 an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of cellar in existing building (previously granted by the Board) from storage to factory and storage, affecting premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx; and

WHEREAS, this case was reopened as Vol. II, on September 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 29, 1949 after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in a business use, B area, class 1½ height district; Arthur avenue is in residence and business use, B area, class 1½ height districts; the site is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated August 9, 1948 acting on amendment to Alt. Applic. 263-48 reads:

"3. Factory Use, in a Residence Use District, is contrary to Section 3 of Art. II of the Zoning Resolution, and to the approval of the Board of Standards and Appeals, Cal. No. 627-26-BZ, adopted March 8th, 1927 and is, therefore, DENIED."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.63 ft. frontage by 121.72 ft. in depth, irregular, on which is located a building 75.63 ft. front by 111 ft. in depth, 9 stories, 103 ft. 6 in. in height, of class 1 construction, used as stores and offices; that it is proposed to continue the use of part of the cellar to manufacture brass jewelry; and

WHEREAS, the applicant contends that in the fabrication of brass jewelry, only very small machines driven by electric motors are required; that there is no noise resulting from the operation and no dust as all of the product is made from brass jewelry; that nothing is cast and therefore no furnaces are required and nothing is soldered so there is no open flame of any sort required; that a shipment of wire required to keep the place in operation could be delivered in a sedan car, a supply that would last for two months' work; that the shipment of the finished product is delivered the same way to small distributors of novelty jewelry; that the tenant employs only 23 men and one girl and for their safety there are two exits; that all partitions enclosing the factory space are of fireproof material including the ceiling as the entire building is of fireproof construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board the terms of the resolution adopted March 8, 1927 should be enforced; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. Applic. 263-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

492-29-BZ—Vol. IV

APPLICANT — Lawrence M. Rothman, for Theobold Brothers Corp., owner.

SUBJECT—Application reopened May 3, 1949—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the continuation on first floor of existing multiple dwelling, a limited business occupancy facing Grand Concourse and boulevard (previously granted by the Board for a temporary period—Expired December 23, 1943).

PREMISES AFFECTED — 2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Lawrence M. Rothman and S. Theobold.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (492-29-BZ—Vol. IV)

WHEREAS, Lawrence M. Rothman for Theobold Brothers Corporation, owner, filed April 5, 1949, an application under section 21 of the zoning resolution, to permit in a residence use district the continuation on 1st floor of existing multiple dwelling a limited business occupancy facing Grand Concourse and boulevard (previously granted by the Board, for a temporary period, expired December 23, 1943), affecting premises 2183 to 2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx; and

WHEREAS, this case was reopened as Vol. IV, on May 3, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on December 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 182nd street, Grand Concourse and the site are in a residence use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1949, acting on amendment to Alt. Applic. 627-34, reads:

"All. Business use may not be continued on 1st floor in present 6 story non-fireproof Class A multiple dwelling (new law tenement) as said use is in violation of Article 2, Section 3, zoning resolution. Also note that variance granted by Board of Standards and Appeals under Cal. 492-29-BZ on December 23, 1941, expired December 23, 1943."

and

WHEREAS, the applicant states that the premises consist of a plot 130.69 ft. front by 132.64 ft. in depth, irregular, on which is located a building 130.69 ft. front by 120.64 ft. in depth, irregular, six stories, 61 ft. 11½ in. in height, of Class 3 construction, jointly used as a Class A multiple dwelling and stores; that it is proposed to continue the use of stores on 1st floor for which Violation 6-49 has been issued for conducting a suit rental business at 1st floor, apartment and displaying sign for same; and

WHEREAS, the applicant contends that time limit has since expired and a request is now made for a permanent approval; that the entire westerly side of the Grand Concourse from 181st to 182nd streets is now occupied with non-conforming uses; that the existing non-conforming uses on the westerly side of Grand Concourse from 181st to 183rd street are as follows:

2195 Grand Concourse—retail stores entire 1st floor.
2173 Grand Concourse—gasoline service station.
2171 Grand Concourse—restaurant and bar room.
2169 Grand Concourse—funeral chapel.
2155 Grand Concourse—retail stores entire 1st floor;

that the area intended for business use in this application is that portion facing on the Grand Concourse on the 1st floor only, excluding the front court; that the approximate square foot area in the north wing is 64 ft. 45½ in. front; 48 ft. 5 in. north side; 22 ft. 11 in. south side; south wing—46 ft. 3½ in. street front; 22 ft. 11 in. north side; 34 ft. 7 in. south side; that these are being occupied by two retail portions and apartments facing on the Grand Concourse.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *amend* the resolution adopted on June 25, 1935, as amended by resolution adopted on December 23, 1941, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . granted for a temporary term of five (5) years under section 7, subdivision e, to permit . . . ; that other than as herein amended, the amended resolution adopted December 23, 1941, shall be complied with in all respects."

752-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Nathan Frischling, owner.

SUBJECT—Application reopened October 25, 1949 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees; and to permit a gasoline service station for a term of ten years (previously granted by the Board for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Samuel Fichter.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (752-29-BZ—Vol. III)

WHEREAS, Paul Friedman, for Nathan Frischling, owner, filed September 28, 1949, an application under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts and motor vehicle repair shop, incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees' cars and to permit a gasoline service station for a term of ten years (previously granted for parking and storage of more than five motor vehicles), affecting premises 8801 to 8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. III, on October 25, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on December 6, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 4th avenue is in a business use, C area and Class 1¼ height district; 88th street and the site are in business and unrestricted use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1949, re N.B. Applic. 767-49, reads:

"1. Proposed automobile showroom, display and sale of auto accessories and parts, motor vehicle repair shop 'incidental to authorized auto dealers use' (no welding or spraying) gasoline selling station and free parking for patrons and employees of auto agency is contrary to Art. II, Sec. 4(a) Sub. Div. 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 86.76 ft. front by 103.98 ft. in depth (irregular) formerly used as a parking lot, presently vacant; that it is proposed to erect a building 67 ft. 6 in. front by 90 ft. 7 in. in depth, one story and mezzanine, 15 ft. and 23 ft. in height of Class 3 construction, to be used as a Lincoln-Mercury agency; and

WHEREAS, the applicant contends that it is proposed to construct a one-story and mezzanine building of Class 1 construction to be used as an automobile showroom, display and sale of auto accessories and parts and motor vehicle repair shop incidental thereto (no welding or spraying) and to permit the free outdoor parking for patrons and employees and to permit for a term of ten years a gasoline selling station; that all the proposed uses are conforming uses except the motor vehicle repair shop incidental to authorized dealer's use, for which application is made under section 7i and except for the proposed gasoline selling station, for which application is made for a term of ten years under section 7f; that the proposed limited repair shop use is required to enable the dealer to comply with the customary franchise requirement to provide facilities for making adjustments and repairs incidental to the automobile dealer's business; that all the properties within the area of notification are located either in an unrestricted or business use district; that the site is on the fringe of the unrestricted use district, where the proposed uses would be permitted; that the character of the property development in the neighborhood is such that there is no need for additional retail stores; that Fourth avenue is a heavily trafficked artery and the use of that frontage as a gasoline selling station would serve the needs of passing motorists; that the future welfare of the neighborhood is protected by the proposed limitation of ten years for the gasoline station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 7f thereof, for a term of ten (10) years as to the gasoline service station portion only, to permit the use of the premises substantially as proposed and as indicated on plans filed with this application marked "Received November 14, 1949," five sheets, *on condition* that the buildings as proposed shall be for a conforming use and in compliance with all requirements of the building code and other laws relative thereto except that within the building there may be permitted, under section 7i repairing as may be necessary for motor vehicles dealt in by the agency; that along the frontage of the premises there may be constructed for use in connection with the proposed use of the premises gasoline pumps located substantially where indicated and not over three (3) gasoline tanks of 550 gallons capacity each; that planting areas shall be maintained as thereon indicated precluding exit or entrance from 88th street; that such area shall be maintained with suitable planting and shall be properly protected with concrete curbing not less than 6 in. in height and width above grade; that the premises where not occupied by the proposed buildings and pumps shall be surfaced with concrete, asphalt or other reasonably impervious paving, properly rolled and graded; that curb cuts shall be restricted to two to 4th avenue, located as proposed, each not over 15 ft. in width, and one curb cut to 88th street from the rear building, of similar width; that there shall be erected along the lot lines to the south and west and returning to the building at the rear line a fence of the chain link type with anchored steel posts, erected on a concrete base not less than 1 ft. in height to a total height of 5'-6"; that signs shall be restricted to permanent signs attached to the facade of the building and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the

MINUTES

intersection of 4th avenue and 88th street of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire-lighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

148-33-BZ—Vol. III

APPLICANT—Solomon Jochnowitz, for Noviak Holding Corp., owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the residence use portion of a plot, located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees, on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz and William Sambur.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (148-33-BZ—Vol. III)

WHEREAS, Solomon Jochnowitz for Noviak Holding Corporation, owner, filed March 23, 1949, an application under sections 7h and 21 of the zoning resolution, to permit in a residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicle for patrons and employees on the unbuilt-upon portion in the rear of existing stores, affecting premises 205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lot 101, 106 and 112), Hollis, Borough of Queens; and

WHEREAS, this case was reopened as Vol. III, on April 5, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on November 29, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hollis avenue is in retail and local retail use, D area and Class 1 height districts; Cross Island boulevard is in residence and retail use, D area and Class 1 height districts; 110th avenue is in a residence use, D area and Class 1 height district and the site is in residence, retail and local retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 541-49, dated March 15, 1949, reads:

"1. The extension into a residence zone, of a parking area for customers, at present located in a retail zone, is contrary to Art. 2, Sec. 3 of the zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot 215.5 ft. front by 221.80 ft. in depth, irregular on which are located two buildings, one building being 110 ft. front by 160 ft. deep, irregular, one story, 16 ft. in height, of Class 3 construction used as stores and parking for cus-

tomers on unoccupied portion of property, except that portion which lies in the residence use district, for which certificate of occupancy Q55077-49 (N.B. 2524-48) was issued and one building 21 ft. 7 in. by 21 ft. 7 in., one story, 16 ft. in height, of class 3 construction, used as a restaurant; that it is proposed to use the unbuilt upon portion in the rear of the store which is located in a residence use district for parking of motor vehicles for patrons and employees; and

WHEREAS, the applicant contends that the number of people using the stores, together with the number of employees wishing to park cars, is at times so great that most of the corner plot is occupied by them, leaving no room for parking for the patrons of the diner (Lots 106 and 112); that the vacant land in the rear is idle; that as presently zoned, it can only be used for residential purposes, yet because of its location, without frontage on or access to any street, cannot possibly be so used; that approximately 50 cars would be parked; that parking is intended to be free to customers and employees of the stores; that no gasoline nor oil nor any servicing or repairs are to be permitted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which found the premises already occupied as proposed; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution as to extension of use.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district requirements of the zoning resolution, and that the application be and it hereby is granted under section 7h thereof, for a term of two (2) years, to permit the portion of the premises as proposed in the residential portion of the plot to be occupied for the parking of motor vehicles of patrons and employees of the store on the premises as proposed and as indicated on plans filed with this application marked "Received October 17, 1949," three sheets, on condition that the premises shall be leveled substantially to the grade of the balance of the plot and shall be surfaced with clean gravel, steam cinders or other suitable material properly rolled and treated with a binder; that on the interior lot lines there shall be erected a fence similar to that now erected on the lot lines in the retail use area with no openings therein as required by the Borough Superintendent that the entrance and exit to the premises shall be solely from the balance of the premises and through to Hollis avenue and Francis Lewis boulevard and not to adjoining property; that during the term of this variance this portion of the premises shall not be used for any other purpose; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

344-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application reopened September 13, 1949—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping-pong room, Ice Cream Parlor and Tennis Courts).

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (344-33-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober for Nicholas Scandore, owner, filed July 19, 1949 an application under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor (previously granted by the Board re recreation center, bowling alleys, billiard room, ping pong room, card room, ice cream parlor and tennis courts), affecting premises 1048 to 1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151 to 1167 East 5th street, (Block 5495, Lot 870), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. III, on September 13, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on November 29, 1949 after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 5th street, Ocean parkway and the site are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated October 27, 1949 acting on Alt. Applic. 1754-49 reads:

"1. Proposed change of use to existing structure to include band stand and dance floor violates conditional approval previously granted by the Board of Standards and Appeals, Cal. 344-33-BZ and is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 221 ft. 3 $\frac{5}{8}$ in. frontage by 250 ft. in depth, irregular, on which is located a building 84 ft. front by 136 ft. 8 in. in depth, irregular, on first floor, 66 ft. 9 in. by 60 ft. 4 in. on 2nd floor, two stories and attic, 34 ft. in height, of class 1 construction, presently used as a recreation building; that it is proposed to maintain the existing uses and to install a band stand and dance space in the present grill room on the 1st floor; and

WHEREAS, the applicant contends that there are tennis courts on the same premises; that the cellar of the building is used for bowling alleys, billiard room and boiler room, the first floor for ping pong rooms, ice cream parlor, porch and a grill room, the 2nd floor for ping pong, card room and office, the attic is unoccupied; that the building was erected in 1934 under N. B. 5431 of 1934 and was the subject of an appeal before the Board under Cal. 344-33-BZ; that the building was altered under B.N. 934-44 and certificate of occupancy 113519 issued for the above uses; that the building was further altered under Alt. 3817-46; that inasmuch as this is a recreation building, the proposed uses will have no effect on the community; that the building is adjoined on the south by a cemetery, on the north by tennis courts and on the west by tennis courts and East 5th street; that the building sets back 30 ft. from the main building to Ocean parkway and 16 ft. from the porch; that as the building is completely isolated and as the additional uses are in accord with the present uses the area will not be affected by the requested additional uses; and

WHEREAS, under Vol. I, Feb. 23, 1934, the Board granted a variance under 7a and 7c to permit in a residence use district, the erection and maintenance of a recreation center; 1048-1072 Ocean parkway, Brooklyn; on March 20, 1934, plans were approved in accordance with resolution adopted by the Board; On October 15, 1935, the resolution was amended as to selling of refreshments (no alcoholic beverages shall be served other than beer or light wines). On April 20, 1937, the resolution of October 15, 1935 was amended by omitting the words, "and that no alcoholic beverages shall be served other than beer and light wines"

provided refreshments and beverages are furnished to regular patrons and members; On January 7, 1947, the resolution was amended to read "that the open roofed porch as shown and approved on plans marked March 20, 1934 may be enclosed with storm windows and screens as permitted by Comm. of Parks; and

WHEREAS, the premises and area were inspected by a committee of the Board which found the proposed "band stand" already in use.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 23, 1934 as amended January 7, 1947 by adding thereto:

"that in the event the owner desires to add a music stand and a small dance floor in the northeast room as proposed and as indicated on plans filed with this application marked 'Received July 19, 1949,' seven sheets, such platform for music may be permitted together with the adjoining space for dance floor on condition that the number of pieces shall be not over three (3) including a piano and two string instruments and no others; that proper license for the use of this portion of the premises for a cabaret in compliance with the requirements of this amended resolution shall be obtained; that in all other respects the requirements of the resolution adopted by the Board shall be complied with and any portion of the premises not in conformity thereto shall be removed and made in compliance."

426-37-BZ—Vol. III

APPLICANT—George Edward Beatty, for R. C. Church of St. Francis de Sales, owner.

SUBJECT—Application reopened July 12, 1949—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension in the rear of existing building a fireproof lean-to storage room extending into the required rear yard and the extension in front within required set back to enclose existing stairs at main entrance and to rearrange existing stairs and create extra office space; and the vertical extension on existing roof using more than the area permitted (previously granted by the Board the extension of existing building in excess of area permitted).

PREMISES AFFECTED — 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street, and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: George Edward Beatty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (426-37-BZ—Vol. III)

WHEREAS, George Edward Beatty, for R. C. Church of St. Francis de Sales, owner, filed June 14, 1949, an application under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension in the rear of existing building, a fireproof lean-to storage room extending into the required rear yard, and the extension in front within required setback to enclose existing stairs at main entrance and to re-arrange existing stairs and create extra office space; and the vertical extension on existing roof, using more than the area permitted (previously granted by the Board for extension of existing building in excess of area permitted) affecting premises 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street and 202-216 Beach

MINUTES

130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens; and

WHEREAS, this case was reopened as Vol. III, on July 12, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on this application on December 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 129th street, Beach 130th street, Rockaway Beach Boulevard and site are in a residence use, E-1 area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1949, acting on Alt. Applic. 526-49, reads:

"1. The vertical extension, above the original school, is contrary to the resolution of the Board of Standards and Appeals under Cal. No. 426-37-BZ, and to sections 15-c and 15-A-d, of the Zoning Law, in that the area of all buildings on the plot above the level of 18 ft. above curb, is excessive.

2. The front extension on Beach 129th St. is not permitted to be within 15 ft. of the Building Line (sec. 15-A-c-Zoning Law).

3. The proposed rear extension encroaches on the area required as a rear yard. (secs. 15-A-d and 15-a-Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot 200.64 ft. front by 357.07 ft. in depth (irregular) upon which is located a church, a convent, rectory and two-story brick school, for which Certificate of Occupancy Q11284-40 has been issued; and

WHEREAS, the applicant contends it is proposed to erect a fireproof one-story lean-to storage space, which will not be equipped for human occupancy; that it will not be supplied with heat; that its long west wall will be nothing more than a series of 12 sets of double doors; that the space now used for seat storage is valuable and needed within the existing auditorium; that this is the present prime need of the school; that the second need results in an encroachment on the required 15 ft. setback from the Beach 129th street building line; that this element is to eliminate exposed outside steps, a hazard in winter because of ice or snow, and to enclose them in the new structure of this building; that it is also to house a new office for the principal and two offices and a waiting room for the staff; that this construction will likewise give the opportunity for unifying the type of material used on the main facade of the building, since the new extension will be in brick and limestone, matching the recently constructed school and church; that it should be noted at this time that the present entrance steps, proposed to be enclosed in this construction, now project into the required 15 ft. setback area about as much as the proposed enclosure; that the third item of this application is for permission to construct two new schoolrooms and an enclosed roof area on top of the southerly end of the school building; that this will relieve some of the schoolroom congestion, but the proposal does increase the coverage permitted above the statutory 18 feet level; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 5, 1937, by adding thereto:

"... that in the event it is desired to extend the building as proposed and as indicated on plans filed with this application marked 'Received June 14, 1949' (8 sheets), such extensions in area as therein proposed and shown may be permitted, on condition that the building shall not be further increased in height or area; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto, including the requirements of the resolution previously adopted by the Board on October 5, 1937; and that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

794-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee).

SUBJECT—Application reopened September 13, 1949—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the proposed change in use of dining area on first floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously denied by the Board) until November 30, 1955 (expiration of present lease).

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Anthony Luccaro and James S. Darnell.

For Opposition: Edward H. Collier, T. W. La Venia, Margaret H. Way, Emma McGuire, Mary T. Hennessey, Margaret Flood and Charles R. McGuire.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Sgt. Mortimer M. Block, Police Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (794-48-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Spofford Holding Corporation, owner, Blue Hour Restaurant, Inc., lessee, filed July 19, 1949, an application under section 7e of the zoning resolution, to permit in residence and business use districts, the proposed change in use of dining area on 1st floor from accessory use for tenants of Hotel to restaurant, cabaret, bar and grill for general public use (previously granted by the Board) until November 30, 1955 (expiration of present lease), affecting premises 311 to 315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn; and

WHEREAS, this case was reopened as Vol. II, on September 13, 1949, subject to usual procedure; and

WHEREAS, a public hearing was held on November 29, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for further consideration and argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 3rd avenue is in a business use, C area and Class 1½ height district; 93rd street and the site are in residence and business use, C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1949, acting on Alt. Applic. 1953-49, reads:

"1. Proposed change of use of dining area on 1st floor from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use, partly located in business and residential use district is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 44 ft. ¼ in. front by 110 ft. 15⅞ in. in depth, irregular, on which is located a building 44 ft. ¼ in. front by 100 ft. 15¼ in. in depth, 4 stories, 45 ft. in height, (average) of Class 3 construction, presently used as a Class B multiple dwelling, restaurant, cabaret, bar and grill at front of the 1st floor (C.O. 113166-45—Alt. 3032-45); that it is proposed to use the existing restaurant, bar and grill for the general public as well as the tenants of the building; that it is intended to extend the use into the residence portion of the site; and

WHEREAS, the applicant contends that the building was erected in 1926 and certificate of occupancy #45616 was

MINUTES

issued for the occupancy of this building as a hotel; that the building was converted in 1945 under Alt. 3032 of 1945 to a Class B multiple dwelling with a restaurant and dining room to be an accessory use for tenants of the building; that certificate of occupancy 113166 was issued for this use; that the front of the restaurant will be reconstructed as shown; that 3rd avenue is wholly devoted to business uses as well as the northeast corner of 3rd avenue and 93rd street, which adjoins the site and the southeast corner of 3rd avenue and 93rd street, which is opposite the site; that all of these business uses are visible from the site and the restaurant use will in no way affect the area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of two years to permit the extension of the existing use into the more restricted area as proposed and as altered and maintained as indicated on plans filed with this application marked "Received July 19, 1949," seven sheets, *on condition* that no signs shall be erected in the residential portion of the premises; that any existing signs if erected therein shall be removed; that in all other respects this portion of the premises occupied as a restaurant shall comply with all laws, rules and regulations applicable thereto; this variance is subject to review by the Board prior to the termination thereof; that the premises shall not be used as a cabaret; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

916-48-BZ

APPLICANT—Henry V. Murphy, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot.

PREMISES AFFECTED—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Blocks 3244 and 3245 and part of Block 3243, Lots none), South Beach, Borough of Richmond (South Beach Houses).

APPEARANCES—

For Applicant: Henry V. Murphy, Max B. Schreiber and G. Montagnino.

For Opposition: Nicolo Pacinello, Waldo Ferrari, Santa Cuccia, Gandolfa Albanese and Mariano Lima.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (916-48-BZ)

WHEREAS, Henry V. Murphy, for New York City Housing Authority, owner, filed October 8, 1948, an application under section 21 of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot, affecting premises: blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (South Beach Houses) (Blocks 3224, 3245 and part of 3243), South Beach, Borough of Richmond; and

WHEREAS, a public hearing was held on December 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning

resolution show that Reid avenue, Parkinson avenue, Kramer street, Lamport boulevard, McClean avenue and the site are in a residence use, E area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent acting on N.B. Applications 323-330-48, dated September 13, 1948, reads:

"2. More than one building on a lot is contrary to Art. 1, Sect. 1-V of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 888.46 ft. front by 761.97 ft. in depth, irregular, on which will be constructed eight Class 1 multiple dwellings, six stories, 55 ft. in height, of Class 1 construction; and

WHEREAS, the applicant contends that the project under appeal consists of eight six-story buildings of class 1 construction, all to be occupied as Class A multiple dwellings; that the area of the plot involved is 644,438 sq. ft.; that the area of the buildings to occupy this area covers 68,034 sq. ft.; that this is 10.6% of the total area; that the applicant contends that Art. 1, Section 1 (V) cannot exclusively restrict the use of additional buildings, where more than one occurs on a lot, to the status of accessory in the strict sense of the word; that Section 21-C of Art. V of the zoning resolution mentions the word dwellings and the ratio of the floor area of the building or buildings to the area of the lot; that therefore, it must be intended that more than one dwelling can be placed on a lot or, inversely, that one dwelling is an accessory use to another; that in either event it is felt that the Department of Housing and Buildings is in error in stating that more than one building on a lot is not permissible under the zoning resolution; that the buildings in question, namely buildings 6 and 7, do not house the boiler room for this project, hence the removal of ashes by the Department of Sanitation, and heavy trucking is unnecessary in location of the buildings involved; that the garbage disposal will be taken care of by incinerator placed in each building; that further, the entire project will be under the control and supervision of the New York City Housing Authority, who will see that the property is maintained in an orderly and sanitary condition; that the answer to Item K 4, application for variation of requirements of the zoning resolution is explained as follows: August 2, 1943, changed from D to E zone; reason for change was complete rezoning of the Borough of Richmond; height 1 was maintained as of August 2, 1943 ruling; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief (as to area) on the grounds of practical difficulty and unnecessary hardship;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the buildings in question to be located as proposed and as indicated on plans filed with this application, marked "Received October 8, 1948" (1 sheet) and "October 16, 1948" (1 sheet), *on condition* that access from the buildings to Lamport boulevard shall be provided by means of driveways and walks as thereon indicated; and that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 917-48-A.

333-49-BZ

APPLICANT—Simeon Heller, for Katherine Pivar, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse.

MINUTES

PREMISES AFFECTED—86-29 112th street, east side, 229 ft. north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (333-49-BZ)

WHEREAS, Simeon Heller, for Katherine Pivar, owner, filed April 28, 1949, an application under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy from a theatre to a storage warehouse, affecting premises 86-29 112th street, east side, 229 feet north of Jamaica avenue (interior lot); (Block 9226, Lot 22), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 29, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jamaica avenue, 112th street and site are in a residence use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1949, acting on Alt. Applic. 565-49, reads:

"1. The change in use from a theatre to a storage warehouse in a residence district is contrary to Sec. 3. Art. II of Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 80 ft. front by 108 ft. in depth (irregular), on which is located a building 90 ft. by 60 feet, one story 30 feet in height, of Class 3 construction, formerly used as a theatre, presently vacant; that it is proposed to use the building as a storage warehouse; and

WHEREAS, the applicant contends that the building is located on property on a right-of-way running from 112th street, with its easterly side facing what was the proposed westerly line of 113th street; that 113th street was removed from the city map by the Board of Estimate on August 26, 1948, #A.H. 3163; that in 1909 under N.B. 3331/09, it was originally erected as a theatre with an entrance from Jamaica avenue; that in 1924 the property was subdivided and the Jamaica avenue frontage sold separately and the right-of-way to 112th street was created; that the building was used for storage for some time; that it is proposed to re-establish the use as a storage warehouse; that a building of this size with its only access to the street through a right-of-way in a residence district, could not be used for any remunerative or self-liquidating use, unless this variance is granted; that if it were to remain vacant it will continue to be an eyesore and eventually become a danger and a menace; that the use of this building as a warehouse will in no way change or violate the character of its surroundings; that at present, directly to the east and also on this right-of-way there is a one-story storage building; that the only change to take place is that infrequent trucks would bring or take away merchandise stored; that its use as such would, however, mean the repair of the building and the presence of caretakers and workmen to protect it, thus preventing its possible present use as a hangout for undesirable characters and a danger spot for children at play; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 565-49 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

380-49-BZ

APPLICANT—Lama, Proskaner and Prober, for Georgian Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner (Block 3258, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William Lipman.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (380-49-BZ)

WHEREAS, Lama, Proskaner and Prober for Georgian Estates, Inc., owner, filed May 16, 1949, an application under section 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a store, using more than the area permitted, affecting premises 109-02 to 109-04 Queens boulevard and 108-24 to 108-34 72nd avenue, southeast corner (Block 3258, Lot 1), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on September 27, 1949, after due notice by publication in the Bulletin, and laid over to October 18, 1949, at the request of the applicant, for the owner to be present, then laid over to October 18, 1949 and again to November 22, 1949, for applicant to file new affidavit of ownership and notify property owners in accordance with regular procedure—then laid over to December 20, 1949, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard, 72nd avenue and 72nd road are in retail and residence use, D area and Class 1 height districts; that the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, acting on N. B. Application 2181-49, dated May 5, 1949, reads:

"1. The use of premises in a residence use district as storage and store is contrary to Art. II, Sect. 3, Z.R.

2. Exceeding the permissible area of a "D" area district is contrary to Art. IV, Sect. 14 (c) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 55.17 ft. front by 107.09 ft. in depth, presently vacant; that, it is proposed to erect a business building, 55.17 ft. front by 107.09 ft. deep, one story, 14 ft. 4 in. in height, of Class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that there are stores in Block 3257, Lot 1, to the west; that therefore, as the business zone is so close to the few remaining blocks not devoted to business, the erection of a store as proposed would not affect the area; that Queens boulevard is a heavily trafficked street and the site is more adaptable to a store than a residence; that with all of the residential property in back of Queens boulevard to the north and south and the large apartment house development of this residential area, Queens

MINUTES

boulevard should be developed with stores; that the site, developed with a store, would be entirely in keeping and fulfill a store demand in the area; that the property has an extremely high value and its cost precludes its use for any other use; that until 1940 the site was in a business zone which would be the correct zoning for the premises at this time; that the premises has an area of 5769 sq. ft.; that the allowable building area is 3923 sq. ft. for a D zone, and as it is proposed to build on 100% of the site, the area in excess of the allowable is 1846 sq. ft.; that the site has an extremely high value and it is mandatory to build the store of this depth in order to realize sufficient income to make the development a paying venture, considering the cost of the land and present day construction costs; that half of the rear lot line is adjoined by the blank wall of an adjoining apartment house; that all of the property adjoining to the east and west would be assured of more light and ventilation if this one story building were erected than if a multi-story dwelling were erected; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision e, for the zoning resolution, and that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 2181-49 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

460-49-BZ

APPLICANT—Alex J. MacManus, for Chalfonte Syndicate, Inc., owner (Edward J. Fahey and William J. Smith, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—17-18 Washington Square North, north side, 116 ft. 2½ in. west of Fifth avenue (Block 551, Lots 5 and 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer and William J. Smith.

For Opposition: E. Beach Smith, E. G. Steinert, Joseph V. McKee and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2

Negative: Chairman Murdock and Commissioner Keating 2

THE RESOLUTION (460-49-BZ)

WHEREAS, Alex J. MacManus, for Chalfonte Syndicate, Inc., owner (Edward J. Fahey and William J. Smith, lessees) filed June 13, 1949 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years, affecting premises 17-18 Washington Square North, north side, 116 ft. 2½ in. west of 5th avenue (Block 551, Lots 5 and 6), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 4, 1949 after due notice by publication in the Bulletin, and laid over for full vote of the Board; date to be set—then set for December 13, 1949, and laid over to December 20, 1949, for hearing before the full membership of the Board—no further adjournment; and

WHEREAS, the district maps accompanying the zoning resolution show that 5th avenue, Washington Square North and the site are in a residence use, C area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated May 23, 1949 acting on Alt. Applic. 874-49, reads:

"1. The use of premises located within a residence district for the parking and storage of motor vehicles is contrary to Sec. 3, Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 56 ft. frontage by 120 ft. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that there is a great need for a protected parking space for people who use their cars to reach their business places and for the students of the University which is located in the immediate vicinity; that these people park now along the curbs and make it practically impossible for anyone to transact their business in this locality as the spaces in front of the places where they wish to park, for a limited time, are always occupied by the parked cars; that access to the hotel and apartment houses in the district are seriously hampered due to the above cause; that many students of the University drive to the school and park their cars wherever they find space; that this with the other parking at curbs creates a serious traffic problem; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 874-49 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

472-49-BZ

APPLICANT—Emil Koeppel and Son, for Philip Vinticino, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the extension of basement story in rear of existing building now occupied as a restaurant in basement and first floor.

PREMISES AFFECTED—41 Charles street (51 displayed) north side, 67 ft. 6 in. east of West 4th street (Block 612, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Opposition: Samuel B. Seidel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (472-49-BZ)

WHEREAS, Emil Koeppel & Son, for Philip Vinticino, owner, filed June 6, 1949, an application under section 21 of the zoning resolution, to permit in a residence use district, the extension of the basement story in the rear of an existing building now occupied as a restaurant in the basement and first floor, affecting premises 41 Charles street (51 displayed), north side, 67 ft. 6 in. east of West 4th street, (Block 612, Lot 40), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on October 25, 1949, after due notice by publication in the Bulletin, and laid over to November 22, 1949, for applicant

MINUTES

to renotify all property owners affected within the required time, then laid over to December 13, 1949 and again to December 20, 1949, for inspection and decision by the Board without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Perry street and Charles street are in local retail, residence and retail use, C area, Class 1¼ height districts; West 4th street is in retail, residence and business use, C area and Class 1¼ height districts; 7th avenue south is in a retail use, C area and Class 1¼ height district and the site is in a residence use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1949, acting on Alt. Applic. 2051/45, reads:

"This amendment disapproved as follows:

A4. Repeat, extending of an existing business in a Residence Zone contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 16 ft. 8 in. in front by 95 ft. in depth, on which is located a building, 16 ft. 8 in. front by 45 ft. in depth, three stories and basement, 36 ft. in height, of Class 3 construction, at present occupied: cellar, storage; basement and 1st story, restaurant; 2nd and 3rd stories, vacant, for which Certificate of Occupancy 20360-35 (Alt. 2583/34) was issued; that it is proposed to erect an extension to the basement in the rear to be used as a restaurant, discontinue the use of first floor for business purposes and to create six dwelling units, two on each floor and general alteration and repair of facade of building; and

WHEREAS, the applicant contends that the area in question was rezoned from business to residential on July 12, 1945; that as indicated on attached copy of certificate of occupancy issued in 1935, the basement and first floors used for business involved approximately 1500 square feet; that it is proposed to erect an extension to the basement, discontinue the use of the 1st floor for business, in which case the proposed total area used for business will be approximately 1250 square feet or 250 square feet less than originally permitted; that the 2nd and 3rd floors have been vacant since 1935; that it is now proposed to create six dwelling units, two on each floor; that to complete the alteration indicated on plans filed, especially for the upper residential stories and to properly enhance the facade, it is necessary to create new interior stairs leading from street to the public hall and thence upstairs; that to accomplish this it is necessary to decrease the business area of the basement level; that additional space is also lost in the basement due to the rearrangement of the basement entrance; that these changes result in considerable loss of space; that when the present owner purchased the property, which he bought with approved plans previously prepared for the former owner, it was contemplated that erection of the extension would replace the space lost; that the original approved plans erroneously indicated the premises were in a business zone; that it later developed an error had been made and the plans were amended to correct this; that the present plans and documents show the premises are located in a residential zone; that the proposed extension will not result in loss of light or ventilation to adjacent properties; that the area of the proposed extension does not exceed the permissible allowable area if erected for residential purposes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 2051-45 be and it hereby is affirmed and the application be and it hereby is denied.

505-49-BZ

APPLICANT—Emanuel M. Glick, for Anna L. Friedman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium and office (previously denied by the Board).

PREMISES AFFECTED—100-19 to 101-01 Roosevelt avenue, north side, 466.17 ft. west of 103rd street and 100-18 to 101-02 39th avenue (Block 1770, Lots 11 to 14 and 60-62), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick and Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4

THE RESOLUTION (506-49-BZ)

WHEREAS, Emanuel Glick, for Anna L. Friedman, owner, filed June 7, 1949, an application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium and office (previously denied by the Board), affecting premises 100-19 to 101-01 Roosevelt avenue, 100-18 to 101-02 39th avenue, north side of Roosevelt avenue, extending to south side of 39th avenue, 466.17 feet west of Roosevelt avenue and 103rd street (Block 1770, Lots 11, 12, 13, 14, 60 and 62), Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 29, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 103rd street, 39th avenue, Roosevelt avenue and site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1949, acting on N. B. Applic. 2472/49, reads:

"1. The use of premises located in a business use district as gas service station, lubritorium, car washing and office is contrary to Art. II, Sect. 4 (9-46 & 52) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 90 ft. front by 100 ft. in depth on Roosevelt avenue frontage; 100 ft. front on 39th avenue (irregular) on which are located an open frame shed and two frame stores, which are to be removed; that it is proposed to erect a building 62 feet front by 25 feet in depth, one story 12 ft. in height, of Class 3 construction, to be used as an accessory building to proposed gasoline service station; that it is further proposed to install three 550 gallon gasoline tanks, four dispensing pumps, and two curb cuts, each 30 feet; and

WHEREAS, the applicant contends that there will be no entrance or exit on 39th avenue; that the rear of the plot adjoining 39th avenue will be suitably landscaped and a woven wire fence erected on the lot lines; that the proposed mapped street has been removed from the City Map under Alt. 2819 and approved by the Board of Estimate under Cal. #119 of April 9, 1942; that the existence of the mapped street was one of the reasons the Board did not grant the former application under Cal. #1029-38-BZ; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justifica-

MINUTES

tion for the exercise of discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 2472-49 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

627-49-BZ

APPLICANT—Karl Propper, for Jack G. Brown, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one-car garages and office.

PREMISES AFFECTED—Northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper, Jack G. Brown and Alfred A. Lama.

For Opposition: Muriel C. Read.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (627-49-BZ)

WHEREAS, Karl Propper, for Jack G. Brown, owner, filed August 5, 1949, an application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, accessory sales and thirty one-car garages and office, affecting premises Northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on November 15, 1949, after due notice by publication in the Bulletin, and laid over to December 6, 1949, for inspection and decision, without further argument, then laid over to December 20, 1949, for applicant to file corrected plan of rear retaining wall, not later than December 16th; and

WHEREAS, the district maps accompanying the zoning resolution show that West 230th street is in a business use, B area and Class 1¼ height district; Corlear avenue, Tibbett avenue and the site are in residence and business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 11, 1949, acting on N. B. Applic. 512/49, reads:

"1. The proposed 'Gasoline Service Station, lubritorium, minor repairs, auto laundry, office and sales, 30 one-car Garages' on a lot located partly in residence and business use districts, is contrary to Sections 3 and 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 203.61 ft. front by 124.90 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 21 ft. by 200 ft. in depth (irregular) 9 feet, 6 in. in height, of Class 3 construction, to be used as one-car garages and office, which will be 14 ft. in height; that it is further proposed to install eight (8) buried 550-gallon gasoline tanks and eight approved pumps; and

WHEREAS, the applicant contends that the proposed development of modern design will be in accord with the community and in keeping with any future development; that this gasoline service station is a vital necessity in this area and West 230th street is a much traversed auto lane; that the proposed gasoline station and garages will be in keeping

on this street; that the erection of stores would not be profitable or usable as much of the property in the area is vacant; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f, e and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f as to the portion of the premises in the business use district and under section 7e for the small portion of the premises in the residence use district, to permit the use of the premises for individual garages at the rear and for repair shop and gasoline service station along the front portion of the premises facing 230th street, substantially as proposed and as indicated on plans filed with this application marked "Received August 5, 1949," three sheets, as revised by plans marked "Received November 17, 1949," two sheets, and marked "Received December 16, 1949," one sheet, showing the proposed retaining wall at the rear northerly line *on condition* that where not covered by the proposed garages and accessory building and pumps, the premises shall be surfaced with concrete or asphalt or other reasonably impervious paving; that gasoline pumps shall be erected not nearer than 10 ft. to the street building line of West 230th street; that curb cuts shall be restricted to four (4) to West 230th street with no curb cuts to Corlear or Tibbett avenues, no curb cut to be nearer than 5 ft. to the side street lines as prolonged; that the curb and sidewalk around the premises shall be constructed or repaired to the satisfaction of the borough president; that the number of gasoline storage tanks shall not exceed eight (8) 550 gallon tanks; that within the accessory building which shall be arranged as proposed there also may be minor repairs by hand tools only under section 7i; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line at the two intersections near West 230th street of two post standards, one near each intersection, for supporting signs which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that on the Corlear and Tibbett avenue building lines there shall be brick walls, properly coped erected not less than 4 ft. 6 in. in height between the garage buildings and to the building line of West 230th street as indicated on revised plan marked "Received November 17, 1949"; that there shall be no openings in the buildings to adjoining premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the variance herein granted shall be for a term of ten (10) years; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

657-49-BZ

APPLICANT—Max Horn, for Ruth Harris, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the extension of existing garage and to permit the maintenance of a motor vehicle repair shop and the washing of cars.

PREMISES AFFECTED—92-02 to 92-08 Rockaway Beach boulevard, northwest corner of Beach 92nd street (Block 578, Lot 16), Rockaway Beach, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Max Horn and Alfred Harris.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (657-49-BZ)

WHEREAS, Max Horn, for Ruth Harris, owner, filed September 13, 1949, an application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use districts, the extension of an existing garage and to permit the maintenance of a motor vehicle repair shop and the washing of cars, affecting premises 92-02 to 92-08 Rockaway Beach boulevard, northwest corner of Beach 92nd street, (Block 578, Lot 16), Rockaway Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this application on December 20, 1949, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway Beach boulevard is in a business use, A and C area and Class 1 height district; Beach 92nd street and the site are in residence and business use, A area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1949, acting on Alt. Applic. 230-49, reads:

"1. The extension of an existing garage partially in a business use district and partially in a residence use district is contrary to Art. II, Sect. 3 and Sect. 4 (15) of the Zoning Resol.

2. Use of premises partially in a business use district and partially in a residence use district as an auto repair shop and washing cars is contrary to Art. II, Sect. 3 and Sect. 4 (29) & (52)."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 106 ft. in depth, on which is located a building 100 ft. front by 100 ft. in depth, one and two stories, 13 and 20 ft. in height, of Class 3 construction, presently used as garage, gas station, repair shop, auto laundry and dwelling; that it is proposed to permit the maintenance of gas service station, garage, repair shop, auto laundry and dwelling; and

WHEREAS, the applicant contends that on this plot is a 1-story brick building, labeled "A" on plot plan, 50 ft. front and 34 ft. 6 in. deep, housing 3 stores, and completely separated from a 1-story cement block and brick pier building, with wood truss roof, with a small area at the corner, two stories in height, labeled "B" on plot plan, and a cement block building 50 ft. by 65 ft 6 in. in the rear of the stores, marked "C" on plot plan; that Unit B is used for selling oil and gasoline and auto repair shop but no heavy nor collision work, auto laundry and public garage, with owner's apartment on 2nd floor at the corner with apartment entrance entirely from the outside; that Unit C is used for public garage for parking and storage in conjunction with main unit B; that this case was initiated when the License Bureau required a Certificate of Occupancy for the garage; that it appears from the records that the building has been a legal gasoline station, garage, repair shop, etc., but no formal Certificate of Occupancy was obtained from the Building Department; that Unit C was a frame garage attached to the main building, which was in poor condition, so the present owner rebuilt the walls with cement blocks to replace the frame walls and added steel beam supports for the roof; that the two units house 47 cars, plus the other uses; that garage space is urgently needed here; that this garage space was there in frame construction when that section beyond the 100 feet from Rockaway Beach Boulevard was in an unrestricted zone; that in answer to Item L 3 of this applica-

tion, there is a tall iron fence around the school building; that the entrances are on Cross Bay Parkway and Rockaway Beach Boulevard; that the one on Rockaway Beach Boulevard is near the corner of Cross Bay Boulevard and more than 200 feet away; that there is a gate in this fence nearer than 200 feet, which is used for coal and other deliveries; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions e, f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i as to the business use district and section 7e as to the portion in the residence use district, for a term of ten (10) years, to permit the continuation of the existing garage building as proposed and as indicated on plans filed with this application marked "Received September 13, 1949" (3 sheets) and "November 15, 1949" (2 sheets), *on condition* that the building shall not be increased in height or area and to permit within the business use area the repairing of motor vehicles under section 7i for a term of ten (10) years, *on condition* that such work shall be done mainly with hand tools, excluding all collision and heavy work and the use of anvil or forge; that the space now used for exterior gasoline selling shall not be increased as to dimensions or equipment beyond what is now maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no portion of the building shall be extended beyond the present line of the building fronting on Rockaway Beach boulevard; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

701-49-BZ

APPLICANT—Charles B. Meyers, for Congregation Rodeph Sholom, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard.

PREMISES AFFECTED—7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles B. Meyers, Samuel Falk and Morris Hyshiver.

For Opposition: Louis Gruss, Leo Richardson and Louise Fagan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (701-49-BZ)

WHEREAS, Charles B. Meyers, for Congregation Rodeph Sholom, owner, filed September 28, 1949, an application under section 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing building on roof without the required rear yard, affecting premises 7 to 21 West 83rd street, north side, 150 feet west of Central Park West (Block 1197, Lot 20), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on December 13, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for consideration of revised plans—hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that West 83rd street is in residence and business use, B area and Class 1½ height districts; Central Park West and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1949, acting on Alt. Applic. 815-49, reads:

"5. The width of the rear yard at levels of present roof and above, must conform with Art. IV, §12 Zoning Resolution. Note: Building erected after 1916."

and

WHEREAS, the applicant states that the premises consist of a plot 160 ft. front by 102 ft. 2 in. in depth on which is located a building 160 ft. front by 91 ft. 8 in. in depth, five stories and two penthouses, 98 ft. in height, of Class 1 construction, used as a synagogue, classrooms and offices; that it is proposed to extend structure (penthouse) on main roof to be used as an assembly room and to erect an apartment on roof of existing penthouse to be used as living quarters for caretaker; that it is further proposed to rearrange partitions in existing structure in penthouse for classrooms; and

WHEREAS, the applicant contends that it is requested the requirements of Section 12 of the Zoning Resolution applicable to the depth of the yard be varied whereby a depth of yard 16 ft. 6 in. at the new Assembly Hall level be approved; that the plans for the building as originally approved contemplated future expansion and the construction provided for the future erection of the assembly hall in accordance therewith; that the approved plans indicated not only the proposed future assembly hall by dotted lines, but the structural steel as in place was particularly designed and arranged to receive and support the future addition; that to require the yard (north wall) of the assembly hall to be set back further than contemplated so as to increase the depth of the yard beyond the proposed 16 ft. 6 in. depth would be structurally most undesirable; that to increase the depth of yard would require placing the yard wall at a location where the steel was not originally placed to support it and would stress the steel beyond its safe limits and make necessary considerable additional steel at considerable additional costs; that attention is called to Section 17(c) of the Zoning Resolution relating to depths of yards of buildings on lots which are back to back; that the Synagogue is on a lot which is back to back with the lot on which the 9-story and basement multiple dwelling at 18-24 West 84th street is located and which latter building has a yard only 15 ft. 4 in. in depth as compared to proposed 16 ft. 6 in. depth of yard of Synagogue at the proposed Assembly Hall level; that approximately 79% of the rear or north wall of the proposed Assembly Hall addition would adjoin and open on to a yard on the Synagogue lot of greater depth than the depth of the yard of the 9-story and basement multiple dwelling above referred to; that the northerly wall of the proposed Assembly Hall is located on line with the existing north wall of the building at the Assembly Hall level; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the addition to the building substantially as proposed and as indicated on plans filed with this application marked "Received September 28, 1949," 18 sheets, as amended by plan marked "Received December 15, 1949," one sheet, *on condition* that the building shall not be increased further in height or area; that the spaces as indicated between the proposed roof extension and the rear line shall be maintained as indicated on revised plan marked

"Received December 15, 1949"; that this variance shall continue only so long as the building is occupied as proposed and complies in all other respects with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 702-49-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

727-49-BZ

APPLICANT—Elias K. Herzog, for Harriet Hecht, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of the plot.

PREMISES AFFECTED—1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog, Harriet Hecht, Thomas Ellenbogen, George B. West, Jr., Minet Fraction and Emma V. Klatzh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief

Guinee 4

THE RESOLUTION (727-49-BZ)

WHEREAS, Elias K. Herzog, for Harriet Hecht, owner, filed October 17, 1949, an application under sections 7f and 7h of the zoning resolution, to permit in a residence and business use district, the change in occupancy from parking and storage of more than five (5) motor vehicles and stores, to gasoline service station and the extension of parking and storage of more than five motor vehicles into the residence use portion of plot, affecting premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan; and

WHEREAS, a public hearing was held on December 13, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 154th street, Amsterdam avenue and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1949, acting on Alt. Applic. 1497-49, reads:

"1. The creation of a gasoline service station and parking and storage for over 5 motor vehicles, in the business district portion of the above premises presently occupied as a parking lot for over 5 motor vehicles, is contrary to Section 4, subd. A-46 of the Building Zone resolution.

The extension of the use for parking and storage for over 5 motor vehicles, and of the proposed gasoline service station in the residence district portion of the premises is contrary to Sect. 3, zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 125 ft. in depth, irregular, on which is located a building 24 ft. 4 in. front by 13 ft. 4 in. in depth, one story in height, of Class 3 construction, presently used as a store and office, balance of the lot used for parking and storage of more than five motor vehicles; that Certificate of Occupancy 34633-48 (N.B. 245-47) has been issued for this use, with parking and storage confined to the business use portion of the lot; that it is proposed to

MINUTES

move the existing office towards the rear of the plot on the northerly building line and use it as an office for the proposed gasoline service station; that it is further proposed to install six 550-gallon gasoline tanks and four dispensing pumps; that it is proposed to use the existing curb cut on West 154th street and install an additional one; that it is also proposed to install a new curb cut on Amsterdam avenue; and

WHEREAS, the applicant contends that the conditions of the neighborhood do not make the premises desirable for residence purposes; that no financial institution would back up a venture of this kind; that the present high cost of construction would make the erection of any kind of business structure, permissible in the area, uneconomical; that under the present conditions the income from these premises not only does not suffice to bring any return to the owner on his investment but he is forced to remain in arrears with his taxes; that an attractively designed gasoline selling station would be an improvement over the present conditions and would, at the same time, secure some return on the investment of the owner; that is therefore requested that the Board will see fit to grant this application and permit the erection of the gas station for a period of 21 years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted as the proposed use would be unsuitable for the area; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7f and 7h of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

728-49-BZ

APPLICANT—Stanley H. Klein, for Parland Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—114-10 Farmers boulevard, west side, block bounded by south side Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (728-49-BZ)

WHEREAS, Stanley H. Klein, for Parland Realty Corp., owner, filed October 18, 1949 an application under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, affecting premises 114-10 Farmers boulevard, west side, block bounded by south side of Murdock avenue, east side of Mexico street and north side of 114th road (Block 10397, Lot 25), St. Albans, Borough of Queens; and

WHEREAS, a public hearing was held on December 13, 1949 after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning reso-

lution show that 114th road is in residence, local retail and retail use, D area, Class 1 height districts; Mexico street, Farmers boulevard, Murdock avenue and the site are in a retail use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated October 14, 1949 acting on N.B. Applic. 4715-49 reads:

"1. The erection of a gasoline service station, lubritorium, auto laundry and auto repair shop within a retail district is contrary to Article 2, section 4 A of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 182.73 ft. frontage by 118.62 ft. in depth, irregular, presently vacant, except for a large billboard sign, which is to be removed; that it is proposed to erect a building 66 ft. front by 38 ft. 2 in. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as an accessory building to proposed gasoline service station for lubritorium auto laundry and minor repairs; and

WHEREAS, the applicant contends that repairs are to be limited to minor repair work incidental to a service station for quick service such as tires, batteries, plugs and similar items; that because of the shape of the plot which is almost triangular and because of its frontage on four streets, it would be extremely difficult to establish a profitable business on this property and still conform to the zoning resolution; that the peculiarities of the site, with its various frontages, make it undesirable for almost any other type of business except a gasoline service station, where this condition has a definite advantage; that Farmers boulevard, Murdock avenue and 114th road are main transient arteries; that Mexico street is not cut through at present; that as there are few service stations in this area, this property is highly desirable and valuable as a gasoline service station; that the architecture of the proposed structure is designed to be an enhancement to the neighborhood and will be landscaped and maintained at all times; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

746-49-BZ

APPLICANT—Leo Kornblath, for Carolyn Z. Koch, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the change in occupancy from car salesroom, five car garage and stores, to motor vehicle repair shop, five car garage and stores.

PREMISES AFFECTED—4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (746-49-BZ)

WHEREAS, Leo Kornblath for Carolyn Z. Koch, owner (Koch Service Co., lessee) filed October 15, 1949 an application under sections 7i and 21 of the zoning resolution, to permit in a business use district the change in occupancy from car salesroom, five-car garage and stores to motor

MINUTES

vehiele repair shop, five-car garage and stores, affecting premises 4423 to 4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan; and

WHEREAS, a public hearing was held on December 13, 1949 after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 190th street, Broadway and the site are in a business use, B area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated October 10, 1949 acting on amendment to Alt. Applic. 1552-49 reads:

"1. Proposed change of use of car salesroom and garage for 5 cars to a motor vehicle repair shop and garage for not more than 5 cars in a business district is contrary to Art. II, Sec. 4a-29 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 87 ft. 1¼ in. frontage by 100 ft. 3 in. in depth, on which is located a building covering the entire plot, one story, 15 ft. in height, presently used as an automobile salesroom, five-car garage and stores for which C.O. 19902-34 has been issued for car salesroom and five-car garage; that it is proposed to use the premises as a motor vehicle repair shop, five-car garage and stores; and

WHEREAS, the applicant contends that due to its physical relationship to the adjoining premises, on which is located a gasoline selling station, a natural growth and expansion of business has taken place to include repairs to motor vehicles; that extension to the existing use does not affect the character of the business district in which the premises in question are located and would present no special hazards or congestion which might be caused by numerous automobiles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7i for a term of two years, to permit the continuance of the existing motor vehicle repairing as proposed and as indicated on plans filed with this application, marked "Received November 16, 1949" (5 sheets), *on condition* that such repairing shall be mainly of light nature with hand tools only; that the existing signs on the side and rear walls of the premises shall be painted out and no signs erected either on the roof or on the front of the building, except such as are in compliance with the zoning resolution advertising the use of the premises as herein permitted; that no additional windows or doors shall be constructed in the side or rear lot line walls; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

747-49-BZ

APPLICANT—Charles C. Weinstein, for Greenwich Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of a Class 3 multiple dwelling.

PREMISES AFFECTED—156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: David Berg, Irene von Horwath and Philip Edwards.

For Opposition: George G. Gallantz, Natlie R. Davies and Edward Handelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (747-49-BZ)

WHEREAS, Charles C. Weinstein, for Greenwich Associates, owner, filed October 17, 1949, an application under section 7e of the zoning resolution, to permit in residence and local retail use districts, the maintenance of an existing laundry as a wet wash laundry located in the cellar of a Class 3 multiple dwelling, affecting premises 156 to 166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183 to 185 Thompson street (Block 525, Lot 8), Borough of Manhattan; and

WHEREAS, a public hearing was held on December 6, 1949, after due notice by publication in the Bulletin, and laid over to December 20, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Bleecker street is in a local retail use, C area and Class 1¼ height district; Thompson street, Sullivan street and the site are in residence and local retail use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, acting on amendment to Alt. Applic. 1565-49, dated September 30, 1949, reads:

"A1. Repeat. Public Laundry in cellar is contrary to Art. II, Sec. 4c of the zoning resolution of the city of N. Y. Further in a local retail district and residence district no manufacturing of any kind is permitted."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 157 ft. 7½ in. in depth, irregular, on which is located a building 200 ft. front by 90 ft. in depth, 10 stories, 109 ft. in height, of Class 1 construction, presently used as a Class B multiple dwelling, hotel; that it is proposed to use the existing laundry in the cellar of the premises as a public wet wash laundry to service outside customers for a term of ten years; and

WHEREAS, the applicant contends that the proposed use requires no installation of new equipment except the replacement of obsolescent equipment; that the laundry at the aforesaid premises was in continuous use for more than 50 years and the laundry machinery which was installed and which is designated on a blueprint filed with this application, represents a cash outlay of more than \$100,000; that the proposed use will not be deleterious to the surrounding neighborhood but will be consistent with the existing industrial and commercial uses in the affected area; that it will fill a community need; that the premises today are occupied by what is now known as the Greenwich Hotel which was purchased on May 17, 1949, by Greenwich Associates; that prior to that date the Greenwich Hotel was known as Mills Hotel No. 1; that as early as 1897 there was a laundry already in existence at Mills Hotel No. 1; that the laundry was equipped, extended and enlarged over a period of years at considerable expense; that the laundry over the years serviced not only Mills Hotel No. 1 at 160 Bleecker street but also Mills Hotels Nos. 2 and 3 located respectively at Christie and Rivington streets and 165 West 36th street, all in the city; that the laundry was in continuous use from November, 1897 until the Mills Hotel was sold this year to the Greenwich Associates, the present owners; that the proposed use of a public laundry is the only logical and proper means of avoiding confiscation of the owner's substantial and costly laundry facilities; that confiscation is abhorrent to the law and can be avoided in the instant case by

MINUTES

permitting the proposed use; that furthermore, the proposed use is consonant with the industrial and commercial uses now existing in the area affected; that a high-class laundry such as will be conducted in the premises will fill a community need; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of two (2) years, to permit the maintenance of the existing laundry as a wet wash laundry, substantially as proposed and as indicated on plans filed with this application marked "Received October 17, 1949," six sheets, *on condition* that the laundry work shall be restricted to the cellar and not extended beyond the space as proposed and as indicated; that the incoming and outgoing laundry shall be solely on the Thompson street side as proposed using the existing dumbwaiter; that there shall be no loading or unloading of laundry on the sidewalk; that no signs shall be constructed on the premises advertising the laundry use; that as proposed the work in the laundry shall be restricted to eight hours each working day excluding Sundays and holidays; that the number of trucks employed in connection with the laundry shall not exceed three (3); that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

917-48-A

APPLICANT—Henry V. Murphy, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Blocks 3244 and 3245 and part of Block 3243, Lots none), South Beach, Borough of Richmond (South Beach Houses).

APPEARANCES—

For Applicant: Henry V. Murphy and Max B. Schreiber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (917-48-A)

WHEREAS, Henry V. Murphy, for New York City Housing Authority, owner, filed October 8, 1948, an application pursuant to Section 36, of the General City Law, to permit the erection of buildings not fronting on legally mapped streets, affecting premises bounded by Reid avenue, McClean avenue, Lamport boulevard, Kramer street and Parkinson avenue (Blocks 3244, 3245 and part of Block 3243) South Beach Houses, South Beach, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1948, on N.B. Applic. 323-330-1948, affecting Buildings Nos. 6 and 7, which buildings were the subject of N.B. Applications 328 and 329 of 1948, respectively, reads:

"1. Building No. 6 and No. 7 have no access to a street that has been duly placed on official map. Contrary to Sect. 36, General City Law."

and

WHEREAS, the applicant states that the premises consist of a super block, 888 ft. by 761 ft. by 741 ft. by 800 ft., irregular, in area located in a residence use E area, Class 1 height district, upon which it is proposed to erect eight six-story, Class 1 constructed, Class A multiple dwellings for occupancy by 1552 persons; that buildings Nos. 6 and 7 of the project are the subject of this application; and

WHEREAS, the applicant contends that Kramer street, Lamport boulevard and McClean avenue, as indicated on plans filed with this application, will be public streets; that buildings Nos. 6 and 7 have access to the public streets through the planning a cul-de-sac and necessary walks within the project area; and

WHEREAS, the applicant contends that circumstances in this case will not require the structures in question to be directly related to the proposed street.

Resolved, that the decision of the borough superintendent, acting on N. B. Applications 323-330/48, objection 1, as to Bldgs. Nos. 6 and 7, filed under N. B. Applications 328 and 329/48, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 36 of the General City Law, *on condition* that the requirements of the resolution adopted this day under Cal. 916-48-BZ shall be complied with and that the paths and driveways leading from the buildings to Lamport boulevard shall be maintained for use at all times.

APPEALS FROM ADMINISTRATIVE DECISIONS

612-49-A

APPLICANT—Lama, Proskauer and Prober, for Chapman's Dock Company, owner (Composition Material's Company, lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1105 Metropolitan avenue, north side, 460 ft. east of Vandervort avenue (Block 2927, Lot 300), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to January 24, 1950, at 10 A.M., for inspection.

735-49-A

APPLICANT—Saul Goldsmith, for Henry H. Brockman, Dorothy B. Brockman, Christian J. Brockman and Dietrich A. Brockman, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-24 to 151-56, 153-02 to 153-56 and 155-02 to 155-06 Flushing road, west side, 101 ft. south of South Conduit avenue and 88-07 to 88-15 Shore Parkway (Block 11434, Lot 28; Blocks 11435, 11436, Lot 14; Block 11437, Lot 47; Block 11447, Lot 18; Block 11448, Lot 9, Blocks 11449, 11450, 11451, 11467, 11468, Lot 1), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Soul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1950, at 10 A.M., at request of applicant to file new papers.

409-49-BZ—Vol. II

APPLICANT—Wallace G. Storch, for Cushman Sons, Inc., owner.

SUBJECT—Appeal reopened September 20, 1949, re Appeal from an order of the fire commissioner (previously dismissed—re a decision of commissioner of Marine and Aviation).

MINUTES

PREMISES AFFECTED—43-82 Vernon boulevard, west side, 762 ft. south of 43rd avenue (3rd and 4th floors); (Block 488, Lot 114), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Wallace G. Storch.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (409-49-A—Vol. II)

WHEREAS, this appeal was dismissed by vote of the Board July 19, 1949, as being improperly before the Board, the Board having deemed that it could not be recommended to the Department of Marine and Aviation that said department grant a variance of the law; and

WHEREAS, this appeal was restored to the Calendar on September 20, 1949, under Vol. II, to consider a decision of the Fire Commissioner in substitution of the previous decision of the Department and Aviation; and

WHEREAS, Order #21058 LC issued by the Fire Commissioner August 3, 1949, reads:

"You are hereby notified that an inspection of your refrigerating system located at the above premises, shows the following must be done to have the system conform with Fire Department regulations:

4. Discontinue the direct method of refrigeration. (4th to 3rd floor) C19-98-b, Administrative Code."

and
WHEREAS, the applicant now states that it is the intention of the owner to comply with all items of the Fire Commissioner's order with the exception of Item 4, which is the subject of this appeal and requests relief be granted from the hardships set up by the conditions required in Item 4 of the order on the facts as set forth in Vol. I of this appeal.

Resolved, that the decision of the Fire Commissioner as to Order #21058 LC, objection 4, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the refrigerating system to be extended as proposed and indicated on plans filed with this appeal, marked "Received July 11, 1949" (1 sheet), on condition that such refrigerating system shall be maintained to the satisfaction of the fire commissioner and shall comply in all other respects with all laws, rules and regulations applicable thereto.

702-49-A

APPLICANT—Charles B. Meyers, for Congregation Rodeph Sholom, owner.

SUBJECT—Appeal from the decision of the borough superintendent.

PREMISES AFFECTED—7-21 West 83rd street, north side, 150 ft. west of Central Park West (5th floor, main roof and penthouse); (Block 1197, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles B. Meyers, Samuel Falk and Morris Hyshiver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (702-49-A)

WHEREAS, Charles B. Meyers for Congregation Rodeph Sholom, owner, filed September 28, 1949 an appeal from a decision of the borough superintendent, affecting premises 7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent

dated September 13, 1949 acting on Alt. Applic. 815-49 reads:

"1. The means of egress are inadequate, C26-276. A fire tower may be required as per C26-293, Adm. Code." and

WHEREAS, this decision of the borough superintendent was repeated in a decision dated September 23, 1949; and

WHEREAS, the applicant states that the building is five stories and pent house, 74 ft. in height, 160 ft. by 91 ft. 8 in. in area, on a lot 160 ft. by 102 ft. 2 in. in area, located in a residence use, B area, Class 1½ height district, erected in 1929, used and occupied: cellar—storage, boiler room and auditorium—650 persons; 1st floor—synagogue and offices—1,046 persons; balcony—synagogue, reception—274 persons; 2nd floor—reception room, dining room—60 persons; 3rd floor—classrooms—70 persons; 4th floor—rabbi's office and board room—38 persons; 5th floor—classrooms—500 persons; penthouse, 1st story—janitor's apartment—5 persons; for which a certificate of occupancy has been issued; proposed to be altered to five stories and two penthouses 98 ft. in height, Class 1 construction, 160 ft. by 91 ft. 8 in. in area, and occupied upon completion of alteration as follows: cellar—storage, boiler room and auditorium—650 persons; 1st floor—synagogue and offices—1,088 persons; balcony—synagogue—274 persons; 2nd floor—reception room and dining room—60 persons; 3rd floor—classrooms—70 persons; 4th floor—rabbi's office and board room—38 persons; 5th floor—classrooms—500 persons; penthouse, 1st story—assembly and classrooms—225 persons; penthouse, 2nd story—janitor's apartment—5 persons; that the building is equipped with an approved standpipe system, an interior fire alarm system, regular fire drills are maintained bi-monthly during the period when classes are in session; that there are three existing interior fireproof stairs, terra cotta, enclosed, plastered both sides, equipped with kalamein self-closing doors, and leading from roof bulkhead direct to street; that the main stairs is 5 ft. 10 in. and 7 ft. 10 in. and the other two stairs are 4 ft. in width each; and

WHEREAS, the applicant contends as to objection 1 that this relates to the exit facilities for the new penthouse floor to accommodate an increase in occupants to 225 persons; that it is requested that the Board vary the provisions of the Administrative Code so that the construction of a fire tower will not be required in view of the number and extent of existing stairs plus the additional proposed stairway at the southwest corner from the penthouse to the 5th floor at which level it will connect with an existing stairway down to the street level; that the main auditorium extends from the 1st to 5th floor and separates the building into two sections; that the arrangement of the interior and the location of corridors and stairs are such as to preclude the construction of a new fire tower within the building and the construction of a fire tower within the yard would be contrary to the requirements of the zoning resolution; that the exit facilities as proposed are adequate for the proposed increase in occupancy to 225 persons.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 815-49, objection 1, be and it hereby is modified and the appeal be and it hereby is granted on condition that the means of egress throughout the building shall comply with the requirements in all respects other than the requirement for the fire tower; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 701-49-BZ.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL.

491-31-SA—Vol. III

APPLICANT—Perfection Stove Co., owner.

SUBJECT—Application reopened November 29, 1949—re Ivanhoe Oil Burning Heaters, Models 2131 and 2250 (previously approved as Models 2030 and 2150).

APPEARANCES—

For Applicant: Frank W. Blauvelt.

MINUTES

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Keating and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (491-31-SA—Vol. III)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1949

Re: Cal. 491-31-SA—Vol. III

Subject: Amendment of Resolution dated July 8, 1932 and as amended January 8, 1935, June 15, 1937, January 23, 1940, April 15, 1947, January 27, 1948 and July 20, 1948, to include new models.

Request was made, by the Perfection Stove Company, by letter dated October 31, 1949, for the reopening of the application to include new models. Ivanhoe Models 2131 and 2250. The application was reopened November 29, 1949.

Description

Ivanhoe #2131 is similar to Ivanhoe #2030 (approved July 20, 1948 under Cal. 491-31-SA—Vol. II) as to combustion and oil storage, but differs as to exterior design only.

Ivanhoe #2250 is similar to Ivanhoe #2150 (approved July 20, 1948 under Cal. 491-31-SA—Vol. II) as to combustion and oil storage, but differs as to having a duct installed inside the cabinet for blower attachment.

Recommendation

The Committee on Test recommends that the resolutions of July 8, 1932, and as amended at various times be amended to include the approval of Ivanhoe #2131 and #2250 on condition that the requirements of the resolution of January 23, 1940 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 8, 1932, as amended through July 20, 1948, in accordance with the above report.

745-39-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—U. S. G. Steel Roof Deck (reopened October 11, 1949 for amendment of resolution).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (745-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 745-39-SM

Subject: Amendment of Resolution.

United States Gypsum Company requested by letter, dated September 26, 1949 that the resolution dated February 27, 1940 under Cal. 745-39-SM be reopened and amended so as to include the use of this material on roofs of Class I and Class II structures, as provided in C26-618.0; and the

manufactured lengths be raised from 10'-3" to 24'-2½". The case was reopened by a vote of the Board October 11, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted February 27, 1940 under Cal. 745-39-SM be amended to permit the manufactured length of U.S.G. Steel Roof Deck be increased from 10'-3" to 24'-2½" and further that this material, U.S.G. Steel Roof Deck, be permitted to be used without fire protection to steel roofing on roofs of Class I and Class II structures where protection is omitted from trusses as provided under C26-618.0 on condition that the requirements of the resolution adopted February 27, 1940 under Cal. 745-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 27, 1940, in accordance with the above report.

1429-39-SM

APPLICANT—Rockland Concrete Sales Co., Inc., owner.

SUBJECT—Rockland Concrete Masonry Units (reopened September 13, 1949 to include additional sizes).

APPEARANCES—

For Applicant: Charles P. Tepe.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1429-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1949

Re: Cal. 1429-39-SM

Subject: Amendment of Resolution to Include Additional sizes of Masonry Units.

Rockland Concrete Sales Company, Incorporated, requested by letter dated June 30, 1949 that the resolution adopted November 9, 1948 and amended June 28, 1949 under Cal. 1429-39-SM be reopened to include additional sizes. The case was reopened by a vote of the Board September 13, 1949.

Description

The blocks covered in this report are manufactured in the same manner, of the same mix and made on the same machine as the blocks previously approved under Cal. 1429-39-SM.

Inspection and Test

The plant of the applicant was inspected October 24, 1949 by John A. Darts, Engineering Division, Committee on Test and Charles Tepe representing the applicant. Sample blocks were identified and marked. Compression and Absorption test were conducted by the Haller Testing Laboratory in the presence of John A. Darts, Engineering Division. The methods of test were those prescribed in C-26-326.0 Administrative Building Code.

The results were as follows:

1. 3" x 8" x 18"—Solid Cinder—Area—53.1 sq. in.
Average Compressive Strength—2047 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—12.65 lbs.

MINUTES

2. 4" x 8" x 18" Solid Cinder 3 Cell (19.2% Voids).
Average Compressive Strength—2099 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—11.06 lbs.
3. 6" x 8" x 18" Solid Cinder—3 Cell (25.0% Voids).
Average Compressive Strength—1633 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—11.64 lbs.
4. 10" x 8" x 18" Solid Cinder—3 Cell (23.7% Voids).
Average Compressive Strength—2023 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—11.16 lbs.
5. 12" x 8" x 16" Solid Cinder—3 Cell (24.2% Voids).
Average Compressive Strength—1972 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—11.4 lbs.
1. 6" x 8" x 18" Hollow Cinder Header.
Average Compressive Strength—751 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—12.1 lbs.
2. 6" x 9" x 18" Hollow Cinder Header.
Average Compressive Strength—802 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—12.6 lbs.
3. 8" x 8" x 18" Hollow Cinder Header.
Average Compressive Strength—925 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—11.7 lbs.
4. 8" x 9" x 18" Hollow Cinder Header.
Average Compressive Strength—895 p.s.i.
Average Absorption (lbs. per cu. ft. of concrete)—11.9 lbs.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the approval of the above mentioned blocks on condition that the requirements of the resolution adopted November 9, 1948 under Cal. 1429-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 9, 1948, as amended June 28, 1949, in accordance with the above report.

1550-39-SM

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application reopened November 16, 1948—re
USG Weatherwood Insulating Fibreboard; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the committee on test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1550-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1949

Re: Cal. 1550-39-SM

Subject: Amendment of Resolution to Include ½ in. thick
USG Weatherwood Insulation Fibreboard Sheathing.

United States Gypsum Company requested by letter, dated September 24, 1949 that the resolution adopted April 2, 1940 be amended so as to permit the use of ½ in. thick USG Weatherwood Insulating Fibreboard Sheathing previously approved for greater thickness. The application was reopened by a vote of the Board November 16, 1948.

Purpose

This material is to be used as a sheathing material as provided for in C26-638.0.b. Administrative Building Code and the Insulating Fibre Board Rules of the Board.

Description

The ½ in. thick USG Weatherwood Insulation Fibreboard Sheathing is manufactured in width of 4 ft. and in length of 8, 9, 10 and 12 ft.

The method of manufacture of the ½ in. USG Weatherwood Insulation Fibreboard Sheathing is identical to that used to produce the 25/32 in. USG Weatherwood Insulation Fibre Board Sheathing approved April 2, 1940 under Cal. 1550-39-SM except as to thickness.

Inspection and Test

Two racking tests were performed on test frames covered on one side with ½ in. Weatherwood Insulation Sheathing.

The test frames were constructed as follows:

Frame "A":—Sill, made of one nominal 2" x 4" Top plate made of two nominal 2" x 4" timbers and seven 2" x 4" studs spaced 16 in. on centers. This frame was braced by a nominal 1" x 4" let-in brace. This brace was installed at a 45° angle. The corner of the top plate member, the diagonally opposite corner of the sill and all studs were notched to let in the 1" x 4" brace so that studs, sill plate and brace were flush on one face of the frame. To this flush face were nailed the ½" x 8' x 4' Weatherwood sheathing.

Frame "B":—This frame was similar to Frame "A" except that the brace was a 2" x 4" timber brace set in at a 45° angle. All internal studs were cut to meet the brace studs, sill, plate and brace were flush on both faces of the frame. To one of these flush faces were nailed the ½" x 8' x 4' Weatherwood Sheathing.

Result of Test.

Frame "A":—Maximum Load—7950 lbs.; Displacement 3¼".

Set 1¼". The brace fractured between studs 4 and 5 causing tearing and pushing out of the sheathing.

Frame "B":—Maximum Load—7600 lbs.; Displacement 3¼".

Set 2¼". Stud 1 pushed out 1¼" at load point by diagonal brace. Nails in Stud 1 pulled out of sill. The sheathing covering studs was torn loose from the nails in the plate member and was torn loose from roughly 60% of the nails holding the sheathing to the studs.

The complete report "Columbia University Department of Civil Engineering, Research Laboratories Report No. 2622" is on file with an is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted April 2, 1940 under Cal. 1550-39-SM be amended so as to permit the use of ½ inch thick USG Weatherwood Insulation Sheathing as meeting the requirements of C26-536.0.b on condition that the requirements of the resolution adopted April 2, 1940 under Cal. 1550-39-SM be complied with, and provided further that when this material is used as sheathing in Class IV buildings, as defined under C26-240.0, the frame shall be braced at all corners

MINUTES

by 1" x 4" let in corner brace or 2" x 4" brace running diagonally at an angle of 45° from the sill to the plate.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1940, in accordance with the above report.

1207-40-SM

APPLICANT—Johns-Manville Sales Corp., owner.

SUBJECT — Johns-Manville Insulating Board (reopened September 10, 1946, to include ½" thick J. M. Sheathing).

APPEARANCES—

For Applicant: A. E. Shultis.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (1207-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1949

Re: Cal. 1207-40-SM

Subject: Amendment of Resolution to include ½" Thick J—M. Weathertite Sheathing.

Johns-Manville Sales Corporation requested, by letter dated August 7, 1946 that the resolution adopted April 15, 1941 under Cal. 1207-40-SM be reopened and amended so as to permit the use of ½" thick J. M. Weathertite Sheathing previously approved for other thickness. The case was reopened by vote of the Board September 10, 1946.

Purpose

This material is to be used as a sheathing and as meeting the requirements of C26-538.0.b and the Fibre Insulating Board Rules of the Board.

Description

The wood from which the Sheathing is manufactured is carried in stock in the yard in 5 ft. lengths, with a sufficient quantity on hand usually for two months' production. The wood is taken by conveyors to the slasher building, where it is cut in 30 in. lengths. All waste material drops on to a conveyor and is not used in production. The 30-in. lengths are then sent by conveyor to the debarking drum, where the bark is removed. Any log coming from the drum, still having bark, is rejected by the grader and returned to the drum. The prepared log, having no bark, is sent to the pulp grinders.

There are two methods of preparing the pulp. First, by using conventional type of stone which is being used in ordinary pulp and paper mills. These stones have a 34 in. face and 54 in diameter. There is a battery of four stones. These pulp stones are driven two in a line, each line with a 2,400 H.P. motor. The motors operated at a speed of 240 R.P.M. The second method is by using a special machine which is constructed so as to grind the wood with the grain on the machine. This machine has been especially developed and goes under the name of a "debierizer." It consists of two high-speed stones. The wood is applied to these stones by a feed box which oscillates the wood lengths back and forth so as to open and loosen fibers.

The fibers drop into a flume, where water is used as a carrier. The pulp is then ready for the various screen operations, which operations are as follows:

A. The pulp flows over four flat screens, and the stock passing through the screens is accepted stock; that which is retained on the screens is further refined and discharged onto the screens and a part is accepted. By constant refining, the rejected stock on the first passage on the screens is eventually refined so that it is acceptable.

B. The next refining process is, the stock passes through the screens and then goes on to a machine called a "decker." This machine consists merely of a cylinder mold which is covered with a fine screen. The decker separates the water from the fiber and the water, which is extracted from the stock, again flows back to the pulp mill and is used for thinning down the pulp as it is produced on the pulp grinders before pumping to the screens.

After refining, the stock is then prepared with the proper amount of sizing and alum, which is controlled by a wire and then passes to the stock chest.

From the stock chest, the pulp is pumped to a stock consistency regulator which maintains a uniform stock dilution. From the stock regulator the stock is pumped to a mixing tank where additional water is added to thin the stock to the proper consistency for the proper felting of the board. At the stock pump just before the mixing tank a stream of pulverized bitumen, pulverized to pass a 50 mesh screen and suspended in water is injected into the stock. The stock pump thoroughly disperses the bitumen throughout the stock. From the mixing tank the stock containing the pulverized bitumen flows to the forming machine.

The forming machine consists of an Oliver Filter, which is a cylinder 14 feet in diameter and has a 13 foot face. The surface of this cylinder is covered with a fine wire screen, and the cylinder mold is mounted in a vat which is 60% submerged in a stock consisting of from ½ of 1% solids, the balance being water. The cylinder mold is run under a high vacuum, which pulls the water through the screen and leaves the pulp, or matting, on the surface of the screen. As it revolves, it is constantly forming a mat. or endless ribbon. The speed of the cylinder is determined by the thickness of board desired.

This endless ribbon is picked up by a conveyor and the board enters the press section for the purpose of removing water and for regulating density and thickness. The press section is a Dowingtown Press, consisting of 10 rolls, graduated in size from 12 up to 30 inches in diameter. The rolls are graduated in size because, as the board moves forward in the press section, it contains a higher percentage of solids and, therefore, requires more pressure.

The endless ribbon of board is then carried on a conveyor to an automatic cutting machine, which is synchronized with the speed of the conveyor. This cutting machine cuts blanks approximately 16 ft. long. This dimension is sufficient so that after the blanks are sent to the trim-saws, they can be trimmed to the desired lengths.

These boards are then sent to the drier, which has eight decks. The drier is approximately 450 ft. long and consists of three sections. The average temperature in the first section is approximately 300 degrees F. in the second section approximately 330 degrees F. and in the last section approximately 320 degrees F.

As the boards leave the drier, they are in a dry condition and are then sent by a conveyor to the trim-saws, where they are cut into sizes dependent upon whether they are to be made into 4-ft. width boards, ranging in length from 6 ft. through 12 ft., or whether they are to be converted into Panels, Plank, Insulating Lath, Sheathing, or Roof Insulation.

Immediately after the boards go through the trim-saws, they are given a moisture treatment, so that the moisture content will average between 6 and 8% by weight.

The above represents a brief outline of the manufacturing

MINUTES

process, and the following represents brief procedure so far as inspection and control is concerned:

Samples are selected every twenty minutes from all grinders, and these samples provide hourly figures for free-ness tests, this being an indication of the strength of the stock and its ability to form board. The same samples are also made into sheets and tested on a standard Mullen machine for strength. In this way, the strength of the final board is predetermined.

A number of tests pertaining to uniform operating conditions are taken hourly, which include density of stock, PH, and temperature of head box. Samples to show the amount of water removed as the board enters the drier are selected hourly as well as samples of water suspension of pulverized bitumen to check the solids and thereby the amount of bitumen entering the stock.

In the same way, samples are taken immediately upon leaving the drier to determine the moisture content of the board which enables uniform control of drying conditions. Larger pieces are also taken from the dried sheet and are cut into the standard size specimens for the various physical tests. These include 2 x 10 pieces for tensile, 3 x 15 for transverse tests, which are broken on 12 in. centers, 6 x 3 samples for nail holding, and 12 x 12 samples for water absorption and weight, dimension, and thickness of the finished board. Immediately upon any test going beyond the tolerance range, the board is diverted from the A-grade for use in other grades of products. The transverse and tensile tests are made on a standard Scott machine, which is calibrated with test weights weekly. In the standard water absorption test, a foot-square specimen is submerged 1 in. below the water surface in a horizontal plane for a period of two hours.

Inspection and Test

The plant of the applicant at Jarrett, Virginia was inspected by a Committee on Test consisting of Comm. E. W. Kleinert and J. A. Darts, Engineering Division. A. W. Shultis represented the applicant. Samples were identified and marked. A Racking Test was conducted at the Johns-Manville Research Center, Manville, New Jersey, October 7, 1949. This test was witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Messrs. A. E. Shultis and W. W. Cullin.

The test panel was constructed of 2" x 4" studs 16 in. o.c. nailed to a single 2" x 4" sill and a double 2 x 4 plate. A single 1" x 4" brace was let into the studs on the sheathing side at a 45° angle. This side only was sheathed with 1/2" in. thick J. M. Weathertite Sheathing using 11 gauge 13/4" galv.

The load was applied to the wall so that the let-in brace was in compression. The panel withstood a total applied load of 10,040 lbs. before failure occurred.

A complete report, Johns-Manville Report No. 443TS-52 Problem No. 987-650-1100 dated October 21, 1949, is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution adopted April 15, 1941 under Cal. No. 1207-40-SM be amended to permit the use of 1/2 in. J. M. Weathertite Sheathing for use in accordance with the requirements of the Insulating Fibre Board Rules of the Board on condition that the requirements of the resolution adopted April 15, 1941 under Cal. No. 1207-40-SM be complied with; and further that all bracing be 1" x 4" let-in bracing.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 15, 1941, in accordance with the above report.

260-45-SA

APPLICANT—Star Sprinkler Corporation, owner.

SUBJECT—Star Electromatic Fire Extinguishing Equipment, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (260-45-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 30, 1949

Cal. 260-45-SA

Subject: Star Electromatic Fire Extinguishing Equipment, approval of.

The Star Sprinkler Corporation of Philadelphia, Pa. filed May 3, 1945, an application with the Board of Standards and Appeals for approval of Star Electric Fire Extinguishing Equipment under the provisions of the Sprinkler Rules of the Board of Standards and Appeals and C26-1366.0 of the Administrative Building Code.

Purpose

The purpose of this appliance is to form a complete automatic electrically operated deluge sprinkler system.

Description

This equipment consists of a thermostatic electrically operated deluge valve arranged to issue an extinguishing agent through open or closed sprinkler heads in order to extinguish fire.

There are open or closed sprinkler heads and a piping system connected to a water supply valve electrically tripped by a magnetic release. The system can also be arranged with closed heads to carry a low air pressure to supervise the piping system. An electrical system consisting of "Spot Fire Detector" heat actuated, rate of rise thermostats responsive to rapid increase in temperature or a predetermined fixed temperature. These thermostats have been previously approved by the Board of Standards and Appeals. The necessary wiring installed in accordance with regulations. An electrical control unit arranged for the supervision of the thermostats and operation of the magnetic release tripping the supply valve. A rectified panel complete with all parts to furnish rectified current from the utility power lines to maintain storage battery supply and also furnish current for operation of system. A 28-volt storage battery to supply current in the event of utility supply failure. Alarm gongs or horns to furnish signals in case of disarrangement of wiring or electrical equipment or low air supply in piping system. A tamper switch to operate horn should O.S. and Y. supply valve be closed. Electrically operated and mechanically operated stations to actuate system manually.

Inspection and Test

This equipment was inspected and tested at the Laboratory of the F.I.A. at Hartford, Connecticut and subjected to the following test:

A System consisting of open sprinkler heads connected to a 6" electrically operated releasing valve was tested using alcohol pan 3' x 6' and one quart alcohol. System operated in 10 seconds releasing water from 6 heads extinguishing alcohol fire.

Above test repeated, system operated in 12 seconds.

System was manually tripped by breaking glass of station which released water.

The system operated as designed.

Present at these tests were Comm. Charles M. Blum and

MINUTES

Chief Engineer Leslie V. Huber of the Committee on Test and William C. Plenge, representing the applicant, and Inspector Richard C. Lent of the Fire Dep't. The equipment has been approved by the Underwriters Laboratories, Inc. Empty Pipe Guide #2238 File EX 1409A, Dry Pipe Guide #2231, File EX 1430A, Releasing System Guide #2195, File R3069. Copies of the Underwriters reports are a part of this record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Star Automatic Fire Extinguishing Equipment for use in New York City when installed and operated in accordance with this report and the requirements of C26-1366.0 Administrative Building Code and the Sprinkler Rules and Regulations of the Board of Standards and Appeals and the Electrical Code, provided the equipment bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #260-45-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

663-45-SM

APPLICANT—Wheeling Corrugating Co., for Wheeling Steel Corporation, owner.

SUBJECT—Wheeling Steelcrete Grating, Skywalk, Walkway and Explate, approval of.

APPEARANCES—

For Applicant: Earle S. Slaughenhaupt and Ernest R. Schilling.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (663-45-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 28, 1949

Re: Cal. 663-45-SM

Subject: Steelcrete Skywalk, Walkway and 3, 4 and 6¼ Pound Grating, approval of.

Wheeling Corrugating Company, Wheeling, West Virginia filed, December 31, 1945, an application with the Board of Standards and Appeals for approval of the materials known as Steelcrete, Sky Walk, Walkway and 3, 4, and 6¼ pound grating for use in New York City under the provisions of C26-178.0.b and 1102.0 and C26-275.0, Administrative Building Code and Ex-Tread for use in New York City under the provisions of C26-527.0 b.c Administrative Building Code.

Purpose

This material is to be used for narrow span catwalk and skywalks without reinforcement and long span Skywalk and Catwalk construction with reinforcing and the Ex-Tread for use as steel tread.

Description

Each of these materials, all expanded metals, known as Steelcrete Skywalk, Walkway and 3, 4, and 6¼ pound

grating, are fabricated from one piece of steel, cut and stretched in one operation as it is neither riveted or welded.

The materials are all basically the same; the difference being in their field application, the loads that they can support and the weight per sq. ft.

Skywalk mesh has a fairly large diamond design, diamonds being 2" x 6" on center and the mesh weight 3.12 pounds per sq. ft. and is used where light loads are to be encountered. Due to the fairly large diamond design, this type is used where through vision is required. This design is welded 6 inches on centers to the stringers of the catwalk.

Walkway mesh is designed primarily for outdoor use. The diamond design is 1½" x 4" on centers and the mesh weighs 4.27 lbs. per sq. ft. This material is also welded 6 in. on centers to the stringers of the catwalk.

The 3, 4 and 6¼ pound mesh are basically the same insofar as usage and size of diamonds are concerned differing only in weight. These three mesh may also be welded to the stringers of the catwalk on 6 inch centers. The 4 and 6¼ pound mesh are at times reinforced with (2) 3½" x 3/16" bars, welded to the underside, perpendicular to the mesh near the sides of the sheet with their ends cambered towards the center, and one 3½" x 3/16" bar, perpendicular to the mesh, running through the center line of the span and joining the two bars previously mentioned.

In all installation of all mesh the long way of the diamond is placed across the span.

Inspection and Test

The plant of the applicant located in Wheeling, West Virginia was inspected May 18, 1949. Present at the inspection were Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and Earle Slaughenhaupt, representing the applicant. Test samples were identified and marked. Load tests were conducted in conformity with C26-626, Administrative Building Code at the New York Testing Laboratories in the presence of Comm. C. M. Blum and J. A. Darts, Engineering Division, Committee on Test and Messrs. E. Slaughenhaupt and J. H. Ellerbusch, representing the applicant.

The results were as follows:

3 lb. Grating:

1. Plain Sheet (not welded to end bars) 2'-0" span; 4'-0" wide.
Area = 8'-0" sq. ft.
Total Load = 3250 lbs.
Pounds per sq. ft. = $3250 \div 8 = 406$ lbs. sq. ft.
Carrying Capacity in accordance with C26-626.0
 $406 \div 4 = 101.5$ lbs.
Deflection = 2"; Permanent set = 29/32".
2. Sheets welded to end bars = 2'-6" span, 4'-0" wide.
Area = 10'-0" sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. = $11938 \div 10 = 1193.8$ lbs.
Carrying capacity in accordance with C26-626.0
 $1193.8 \div 4 = 298.5$ lbs.
Deflection = 1⅜"; Permanent set 19/32".
3. Sheets welded to end bars; 3'-0" span—4'-0" wide.
Area = 12'-0" sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. = $11938 \div 12 = 995.0$ lbs./sq.ft.
Carrying Capacity in accordance with C26-626.0
 $995.0 \div 4 = 249.0$ lbs.
Deflection = 1-13/16"; Permanent Set = 7/8".

4 lb. Grating:

1. Plain Sheets (not welded to end bars) 2'-6" span—4'-0" wide.
Area = 10 sq. ft.
Total load = 3348 lbs.
Pounds per sq. ft. = $3348 \div 10 = 334.8$ lbs/sq. ft.
Carrying Capacity in Accordance with C26-626.0,
 $334.8 \div 4 = 83.7$ lbs.
Deflection = 1⅞"; Permanent Set = 5/8".

MINUTES

2. Sheets welded to end bars = 3'-0" span—4'-0" wide.
Area = 12 sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. = $11938 \div 12 = 995$ lbs.
Carrying capacity in accordance with C26-626.0, $995 \div 4 = 249$ lbs.
Deflection = $1 \frac{9}{16}$ "; Permanent $\frac{5}{8}$ ".
3. Sheets welded to end bars = 3'-6" span—4'-0" wide.
Area = 14 sq. ft.
Total Load = 11938 lbs.
Pounds per sq. ft. = $11938 \div 14 = 853.0$ lbs./sq. ft.
Carrying capacity in accordance with C26-626.0, $853.0 \div 4 = 213$ lbs.
Deflection = $1 \frac{3}{4}$ "; Permanent $\frac{5}{8}$ ".
4. Sheets welded to end bars and reinforcing bars = 4'-0" span—4'-0" wide.
Area = 16 sq. ft.
Total load = 17012 lbs.
Pounds per sq. ft. = $17012 \div 16 = 1063.3$ lbs./sq. ft.
Carrying capacity in accordance with C26-626.0, $1063.3 \div 4 = 266$ lbs.
Deflection $1 \frac{5}{8}$ "; Permanent Set = $1 \frac{5}{16}$ ".

6¼ lb. Grating:

1. Plain Sheet (not welded to end bars) = 3'-0" span—4'-0" wide.
Area = 12 sq. ft.
Total load = 5738 lbs.
Pounds per sq. ft. = $5738 \div 12 = 477.5$ lbs./sq. ft.
Carrying capacity in accordance with C26-626.0, $477.5 \div 4 = 119$.
Deflection $2 \frac{1}{2}$ "; Permanent set = $\frac{7}{8}$ ".
2. Sheets welded to end bars = 3'-6" span—4'-0" wide.
Area = 14 sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. = 853 lbs./sq. ft.
Carrying capacity in accordance with C26-626 = $853 \div 4 = 113$ lbs.
Deflection $1 \frac{5}{16}$ "; Permanent set $\frac{3}{8}$ ".
3. Sheets welded to end bars 5'-0" span—4'-0" wide.
Area = 20 sq. ft.
Total load = 13700 lbs.
Pounds per sq. ft. = $13700 \div 20 = 685$ lbs./sq. ft.
Carrying capacity in accordance with C26-626.0, $685 \div 4 = 171$ lbs.
Deflection = $2 \frac{1}{8}$ "; Permanent set = $\frac{1}{2}$ ".
4. Sheets welded to end bars = 6'-0" span—4'-0" wide.
Area = 24 sq. ft.
Total load = 8100 lbs.
Pounds per sq. ft. = 338 lbs./sq. ft.
Carrying capacity in accordance with C26-626, $338 \div 4 = 84 \frac{1}{2}$ lbs.
Deflection $3 \frac{1}{2}$ "; Permanent set $1 \frac{5}{16}$ ".
5. Sheets welded to end bars and reinforcing bars = 4'-0" span—4'-0" wide.
Area = 16 sq. ft.
Total load = 30,000 lbs.
Pounds per sq. ft. = $30,000 \div 16 = 1875$ lbs./sq. ft.
Carrying capacity in accordance with C26-626, $1875 \div 4 = 469$ lbs.
Deflection = $2 \frac{7}{16}$ ".

Skywalk:

1. Plain Sheets (not welded to end bars) 2'-0" span—4'-0" wide.
Area = 8 sq. ft.
Total load = 4260 lbs.
Pounds per sq. ft. = $4260 \div 8 = 533.0$ lbs./sq. ft.
Carrying capacity in accordance with C26-626, $533.0 \div 4 = 134$ lbs.
Deflection = $1 \frac{13}{16}$ "; Permanent set $\frac{3}{4}$ ".
2. Sheets welded to end bars 2'-6" span—4'-0" span.
Area = 10 sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. $11938 \div 10 = 1193.8$ lbs./sq. ft.
Carrying capacity in accordance with C26-626, $1193.8 \div 4 = 298$ lbs.

Deflection = $1 \frac{5}{16}$ "; Permanent set $\frac{9}{16}$ ".

3. Sheets welded to end bars 3'-0" span—4'-0" span.
Area = 12 sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. = $11938 \div 12 = 995.0$ lbs./sq. ft.
Carrying capacity in accordance with C26-626, $995 \div 4 = 249$ lbs.
Deflection $1 \frac{5}{8}$ "; Permanent set = $1 \frac{1}{16}$ ".

Walkway:

1. Plain Sheets (not welded to end bars) 2'-6" span—4'-0" wide.
Area = 10 sq. ft.
Total load = 3,000 lbs.
Pounds per sq. ft. $3,000 \div 10 = 300$ lbs./sq. ft.
Carrying capacity in accordance with C26-626, $300 \div 4 = 75$ lbs.
Deflection = $1 \frac{3}{8}$ ".
2. Sheets welded to end bars 3'-0" span—4'-0" span.
Area = 12 sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. 852.7 lbs./sq. ft.
Carrying capacity in accordance with C26-626, $852.7 \div 4 = 213$ lbs.
Deflection = $1 \frac{3}{8}$ "; Permanent set $\frac{7}{16}$ ".
3. Sheets welded to end bars 3'-6" span 4'-0" span.
Area = 14 sq. ft.
Total load = 11938 lbs.
Pounds per sq. ft. 852.7 lbs./sq. ft.
Carrying capacity in accordance with C26-626, $852.7 \div 4 = 213$ lbs.
Deflection = $1 \frac{13}{16}$ "; Permanent set $\frac{5}{8}$ ".
4. Sheets welded to end bars 4'-0" span—4'-0" wide.
Area = 16 sq. ft.
Total load = 12,000 lbs.
Pounds per sq. ft. = 740 lbs.
Carrying capacity in accordance with C26-626, $740 \div 4 = 187$ lbs.
Deflection = $1 \frac{7}{8}$ "; Permanent set $\frac{3}{4}$ ".
Ex-Tread (Stair treads)
10" wide x 4'-0" span.
Area = $3 \frac{1}{3}$ sq. ft.
Total load = 3063 lbs.
Pounds per sq. ft. = $3060 \div 3 \frac{1}{3} = 920$ lbs./sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, under the provisions of C26-191.0 Administrative Building Code, of the Wheeling Corrugating Company's Steelcrete Skywalk, Walkway and 3 pd. 4 pd. and 6¼ pd. Grating, to be used for narrow span catwalks and skywalks, when used without reinforcing, and for longer spans when reinforced, when installed as herein described for spans as listed, for use under C26-725.0.c.d and C26-1102.0 Administrative Building Code.

The Committee further recommends the approval of the Wheeling Corrugating Company Ex-Tread for use as stair tread as meeting the requirements of C26-527.0.b.c. on condition that each section of Skywalk Walkway and 3, 4 and 6¼ Pound Grating be tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 663-45-SM," or in lieu thereof, when shipped in bulk, each bill of lading, bill of material, proposal and invoice shall be similarly stamped.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

MINUTES

690-45-SA

APPLICANT—Selectrol Engineering Co., owner.

SUBJECT—Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5 G (reopened October 11, 1949, to include the additional names "Colony" and "Cirillo Bros").

APPEARANCES—

For Applicant: Saul Baranoff.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (690-45-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 5, 1949

Re: Cal. 690-45-SA

Subject: Amendment of Resolution to Include additional Trade Names.

The Selectrol Engineering Company, Brooklyn, New York requested by letter dated September 26, 1949 that the resolution adopted by the Board January 22, 1946 and amended July 22, 1949 be reopened so as to permit the approved Atomic Oil Burner Models 1G, 2G, 3G, 4G and 5G to be marketed under the following trade names "Colony" and "Cirillo Bros." The case was reopened by a vote of the Board October 11, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted January 22, 1946 and amended July 22, 1949 be further amended so as to permit the marketing of the approved Atomic Oil Burner, Models 1G, 2G, 3G, 4G and 5G under the following trade names, "Colony" and "Cirillo Bros." on condition that the requirements of the resolution adopted January 22, 1946 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of January 22, 1946, as amended July 22, 1949, in accordance with the above report.

625-47-SM

APPLICANT—Bakelite Corporation, owner.

SUBJECT—Vinylite Brand Color Coated Plastic Sheeting, Type RCL (reopened October 11, 1949, to include the additional name "Kalistron").

APPEARANCES—

For Applicant: H. C. Stelling.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (625-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 18, 1949

Cal. 625-47-SM

Subject: Vinylite Brand Color Coated Plastic Sheeting Type RCL. Amendment to resolution to use and

permit the marketing of this product by the Deco Plastics, Incorporated of Louisville, Kentucky as Kalistron.

The Board of Standards and Appeals on December 9, 1947 approved the Vinylite Brand Color Coated Plastic Sheeting for use as a decoration covering for wall panels as a substitute for wood veneer, floor covering and wainscoting when bonded to incombustible or approved fire resisting material for use under the requirements of C26-721.0.b and C26-667.7.b Administrative Building Code. Tests for each specific installation or any retest thereof shall be made by the Fire Commissioner in a laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive Flameproof Materials, etc.

Request has been made for amendment of the resolution to permit the marketing of this material by the Deco Plastics, Inc., of Louisville, Ky., as Kalistron. The application was reopened by vote of the Board October 11, 1949 for report. The Committee on Test has considered the request and makes the following recommendation.

Recommendation

The Committee on Test recommends the amendment of the resolution of December 9, 1947, to permit the marketing of Vinylite Brand Color Coated Plastic Sheeting, Type RCL as Kalistron, provided that the requirements of the resolution of the Board of December 9, 1947 be complied with and that each container or wrapper in which Vinylite Brand Color Coated Plastic Sheeting Type RCL is marketed by the Bakelite Corporation or in which Kalistron is marketed by Deco Plastics, Inc., shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 625-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 9, 1947, in accordance with the above report.

782-47-SM

APPLICANT—Atlantic Chemical Co., Inc., owner.

SUBJECT—Atco Flameproofing Compound, approval of.

APPEARANCES—

For Applicant: E. G. Bannigan.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (782-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 16, 1949

Re: Cal. 782-47-SM

Subject: Atco Flameproofing Compound, approval of.

Atlantic Chemical Company, Incorporated, Centredale, Rhode Island, filed August 25, 1947, an application with the Board of Standards and Appeals for approval of the Atco Flameproofing Compound under the provisions of C19-161.0 and C26-721.0.b of the Administrative Building Code and

MINUTES

the Rules of the Board "Tests of Fire Resistive Flameproof Materials," etc. adopted under Cal. No. 294-40-SR.

Purpose

This material is a compound for flameproofing various materials used as draperies.

Description

Atco Flameproofing Compound is a free running, colorless inorganic salt mixture, the salt base being a mixture of Ammonium Chloride and Borax. It has a slight ammonia odor and is soluble in cold water.

The compound is applied by the textile mills and the recommended amount being 2 pounds of Atco Flameproofing Compound to one gallon of water. This amount is specified for any weight cloth.

Inspection and Tests

Tests were made on seven samples of cloth treated with Atco Flameproofing Compound. The tests were conducted in accordance with the Rules for Tests of Fire Resistive Materials, etc., adopted by the Board under Cal. No. 294-40-SR. The tests were conducted January 31, 1949 at the Better Fabrics Testing Bureau in the presence of J. A. Darts, Engineering Division, Committee on Test, Mr. E. Bannigan, representing the applicant, and Mr. W. H. Masterson of the Laboratory.

The samples were identified as follows:

1. Viscose Rayon Taffeta (white)
2. Cotton Sheeting (white)
3. Cotton Canvas (O. D. shade)
4. Viscose Rayon Faille (Maroon)
5. Spun Rayon Dress Fabric
6. Blend of 30% Acetate Rayon—40% Viscose Rayon—30% Wool
7. Heavy Cotton Twill

Results of Flame Tests:

- Sample 1: No flashing, flaming or glow out of charred area. Maximum time of glow in charred area: 12 seconds.
- Sample 2: No flashing, flaming or glow out of charred area: Maximum time of glow in charred area: 2 seconds.
- Sample 3: Ignited and burned freely. (Failed).
- Sample 4: No flashing, flaming or glow out of the charred area: Maximum time of glow in charred area: 8 seconds.
- Sample 5: No flashing, flaming or glow outside of the charred area: Maximum time of glow in charred area: 8 seconds.
- Sample 6: Ignited. (Failed).
- and 7

Recommendation

On the basis of the foregoing tests the Committee on Test concludes that Atco Flameproofing Compound possesses inherent flameproofing properties when used on the following materials only, Viscose Rayon Taffeta, Cotton Sheeting, Viscose Rayon Faille, Spun Rayon Fabric, and accordingly recommends the approval of Atco Flameproofing Compound on these materials. Tests for each specific installation of originally treated combustible materials or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Rules for Tests of Flameproofing Materials, etc.

The Committee further recommends that each container in which the flameproofing compound is marketed shall be labeled or marked, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 782-47-SM." The label shall also include a listing as to the following materials that may be flameproofed with Atco

Flameproofing Compound: Viscose Rayon Taffeta, Cotton Sheeting, Viscose Rayon Faille and Spun Rayon Fabric.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

967-47-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Douglas Fir Plyscord (plywood sheathing), approval of.

APPEARANCES—

For Applicant: Vernon F. Sears and James A. Fitzpatrick.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative: Commissioner Kleinert 1

THE RESOLUTION (967-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 11, 1949

Re: Cal. 967-47-SM

Subject: Douglas Fir Plyscord (Plywood) As Inspected by Douglas Fir Plywood Association for Use as Exterior Sheathing and as a Sub-flooring Material, approval of.

The United States Plywood Corporation, New York, filed November 5, 1947 an application with the Board of Standards and Appeals for approval of the material known as Douglas Fir Plyscord (plywood under the provisions of C26-538.0—C26-626.0; C26-344.0 and C26-347.0, Administrative Building Code.

Purpose

This material is to be used as exterior sheathing and as a sub-flooring and roofing material.

Description

Plywood sheathing is made in a thickness of 5/16" and is made of three plies of Douglas fir with the grain of the center ply running at right angles to the two surface plies. The three plies are glued together with a moisture proof, but not water-proof glue under pressure by either of two methods. In the first or Hot Press Method, a pressure of 150 to 200 pounds per square inch is maintained for five to seven minutes while steam is applied to the press plates. In the second or Cold Press method a pressure of 150 to 200 pounds per square inch is maintained for six to eight hours at room temperatures.

Plywood for subflooring is made in thicknesses of 3/8" and 1/2". The 3/8" being made of three plies and the 1/2" being made of 5 plies with the grains of the alternate plies at right angles to each other.

Inspection and Test

Tests were conducted at Manhattan College, September 12, 1949 in the presence of Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and J. A. Fitzpatrick, U. S. Plywood Corporation. Tests were conducted by Messrs. D. J. O'Connell and S. McInerney.

The test performed on the sheathing was a racking test.

MINUTES

An 8'-0" x 8'-0" wood frame was constructed of commercial #1 Common Long Leaf Yellow Pine studding. The frame consisted of 2" x 4" studs, spaced 16" on center, cap and sill. The studs were nailed to the sill and cap with four 10 d common nails toed in at each end of the stud. A 2" x 4" corner brace was installed at 60° to the horizontal. The studs were cut to accommodate the brace and the brace was nailed to the studs with two 10 d common nails on each side of the brace.

The plywood panels were applied to the frame horizontally. The bottom panel was cut in half to simulate staggered vertical joints. The panels were secured to the cap, sill and end studs with 6 d common nails 5" C-C and were nailed to the interior studs with 6 d common nails 10" C-C.

A horizontal thrust was applied to the upper corner by two 6" diameter compressed air cylinders and the load was increased in increments of 565 lbs. and corresponding displacements readings were taken by a Surveyors-Transit set about 30' distance.

Result of the test was as follows:

Load	Displacement	Remarks
6222 lbs.	0.92	Horizontal joint shifted 5/32" Vertical joint shifted 3/32"
7918 lbs.	1.18	No nails pulled. Horizontal joint shifted 3/8" Vertical joint shifted 1/8"
9900 lbs.	1.45	No nails pulled Horizontal joint shifted 3/8" Vertical joint shifted 1/8"

Load released and the permanent set was 0.35".

At the conclusion of the test an examination of the panel showed that no nails had pulled; the plywood sheathing showed no signs of structural damage and the frame had a permanent set of 0.35".

The sub-flooring and roofing plywood was tested in accordance with the requirement of C26-626.0 Administrative Code with the following result.

1. 3/8" Plyscord—on a maximum span of 16 inches tested so that the extreme fibre stresses were perpendicular to the grain which is the weakest position.

Result:

3/8" Plyscord; 24" wide x 16" Span

Area—2.66 sq. ft.

Max. Load—580 lbs.

Pounds /sq. ft.—580—2.66—217 162/sq. ft.

Allowable Load (in accordance with C26-626.)—217—4—54 lbs/sq. ft. (Live Load)

1/2" Plyscord; 24" wide x 24" Span

Area—4 sq. ft.

Max. Load—1172 lbs.

Pounds /sq. ft.—1172—4—293 lbs/sq/ft/

Allowable Load (in accordance with C26-626)—293—4—73 lbs/sq. ft. (Live Load).

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Plyscord. 3/8" Plyscord on a maximum span of 16 inches for a maximum load of 54 lbs/sq/ ft. and 1/2" Plyscord on a maximum span of 24" for a maximum live load of 73 lbs/sq. ft. for use as a roof sheathing under the requirements of C26-347.0 Administrative Building Code and the Committee further recommends the approval of U. S. Plywood Plyscord of the 3/8" thickness and 16" span for use as a sub flooring material in accordance with the requirements of C26-344.0a.b. and the 1/2" thickness and 24" span for use as a sub flooring material in accordance with the requirements of C26-344.0a.b.c.

The Committee further recommends the use of the material in 5/16" thickness, under the provisions of C26-538.0 for use in Class 4 construction as defined in C26-242.0 when applied as provided therein and subject to additional requirements as follows:

In addition to the requirement for nailing as specified in the aforementioned section, no nail shall be spaced closer than 3/8" from the edges and ends of the sheathing board and care shall be observed in the driving of nails so as not to fracture the Board.

Supplemental bracing of the frame work of the wood frame structure, where this material is used, shall be provided by means of let-in diagonal braces 1" x 4" sound and free from knots, at all external corners in the outside face of the studs at approximately 45 deg. or supplemental bracing may be by a series of 2" x 4" struts diagonally cut and placed between the studs at an angle of 45 deg. with the horizontal, and extending from sill to plate where ever possible. All braces shall be securely nailed to each stud and to sill and plate. When openings occur near the corners 1" x 4" let-in knee braces in the face of the studs installed above and below the openings at approximately 45 deg. extending across not less than 3 studs shall be provided. The placing of studs, wherever this material is used shall not be less than 16" and all vertical joints shall be staggered; wherever possible full length and width sheathing boards shall be used. Short filler pieces, when used, shall be applied only in the middle of the wall and when used over doorways and over and under windows or other openings, additional vertical and horizontal 2" x 4" shall be provided so as to afford supplemental nailing basis along all edges of the board so used. The use of this board shall be limited to not closer than 12" above surrounding grade.

All U. S. Plywood Plyscord shall be covered with approved saturated asphalt felt with a lap of not less than 4" and with at least a 4" lap on the water resisting material around openings. All exterior openings shall have protection of approved asphalt felt provided behind exterior trim. The exterior of the wall shall be kept uncovered to permit inspection for proper application and soundness of the sheathing and the saturated asphalt surfacing. The surfacing to be used over this material shall be limited to wood siding, shingles (wood or asphalt) brick veneer or Portland cement stucco and in no case shall this material be used as sheathing in other than Class 4 construction not more than 2 1/2 stories in height.

It is further recommended that each bundle, package or container of this board shall be marked, stamped or labelled, reading as follows: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 967-47-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

Leslie V. Huber,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material, in accordance with the above report.

206-48-SM

APPLICANT—L. J. Francisco, for Formica Insulation Co., owner.

SUBJECT—Formica 1/16 inch Sheet (top surface veneer for tables and wall covering), approval of.

APPEARANCES—

For Applicant: Joseph B. Teitler.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (206-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 30, 1949

Re: Cal. 206-48-SM

Subject: Formica (Decorative Surface Covering), approval of.

L. J. Francisco for Formica Insulation Company, Cincinnati, Ohio filed March 3, 1948 an application with the Board of Standards and Appeals for approval of Formica (Decorative Surface Covering), a high pressure laminated plastic under the provisions of C26-667.0.3, 7a, 8 and C26-178.0.b Administrative Building Code.

Purpose

The purpose of this material is for use as a decorative wall covering other than in stairways and corridors.

Description

Formica is a high pressure laminate consisting of layers of paper or real wood 1/85" in thickness, impregnated with resins and pressed at 1500 to 2000 PSI into a dense laminate having the properties of high resistance to abrasive wear, scratches, dents, heat and staining.

The surface paper is decorative and impregnated with Melamine Formaldehyde. In the case of printed patterns, an additional sheet of melamine is overlaid on top of the surface sheet. The core sheets are plain kraft paper impregnated with Phenol Formaldehyde.

This product is intended for use as decorative wall coverings, panels, and wainscoting when firmly bonded to incombustible or approved fire-resistive material such as plaster, Kaylo, cement, asbestos, metal, treated plywood, etc. The adhesive used in bending the Formica is a phenolic resin.

The product is manufactured in sheets 24", 30" and 36" wide and 60", 72", 84" and 96" long; and 1/16" thick.

Inspection and Test

Inspection and test of the material was made at the office of the Board and found to comply with the specifications herein. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts, Engineering Division, Committee on Test and J. B. Teitler, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of this material Formica for use as decorative covering for wall panels, wall coverings and wainscoting as a substitute for wood veneer and interior trim, other than stairways and corridors, when bonded to an incombustible or approved fire resistive material for use under the requirements of C26-667.3, C26-667.7a, C26-667.8 of the Administrative Building Code, provided the material be manufactured and installed in accordance with this report and that the Bill of Lading accompanying the sheets delivered be marked, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 206-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material, in accordance with the above report.

344-48-SA

APPLICANT—Bede Products Inc., owner.

SUBJECT—Bede Paint Heater (Electrically operated), approval of.

APPEARANCES—

For Applicant: James L. Folks.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (344-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 31, 1949

Cal. 344-48-SA

Subject: Bede Paint Heater Electrically Operated, approval of.

Bede Products, Incorporated, of Cleveland, Ohio filed March 31, 1948, an application with the Board of Standards and Appeals for approval of the Bede Paint Heater Electrically Operated, under the provisions of C19, and the Paint Lacquer Spraying Rules of the Board of Standards and Appeals.

Purpose

The purpose of this appliance is to heat paint to reduce viscosity.

Description

The unit is cylindrical in shape, 18 inches high, 11 inches in diameter, electrically operated, thermostatically controlled with a safety fusible link. The unit consists of an inner cast aluminum heater surrounded by 2 inches of insulation and an outer shell.

The paint and air enters near the bottom on one side, passes through the heater, and goes out near the top on the other side. Heat is supplied by two 1,000 watt cartridge heaters, either 115 or 230 volts. The thermostat is rated for 25 amps and has a graduated dial to show the setting. A thermometer on top indicates the temperature of the heater.

All electrical wiring, heater and thermostat connections are completely enclosed in an approved explosion proof housing. A positive safety feature is further provided by a safety fusible link, which melts and breaks the electrical circuit if for any reason the thermostatic control fails to function. This fusible link cannot be adjusted or tampered with and will positively keep the heater out of operation until it is repaired.

List of Principal Materials Used

- 1 Inner aluminum casting—with explosion proof cover
- 1 Outer shell—16 gauge steel with cover and base
- 1 15 foot Steel Coil 1/2" outside diameter
- 1 12 foot Steel Coil 5/8" outside diameter
- 2 Chromalox Cartridge Heaters—1,000 watts each, 115 or 230 volts
- 1 25 Amp. Fenwal Thermost switch
- 1 Fusible Link (melting point 385° F.)
- 1 Crouse-Hinds Junction Condulet (explosion proof.)
- 1 Weston Thermometer
- Glass Wool Insulation

Inspection and Test

The unit was inspected and tested July 7, 1948 at Half Hollow Farms, Wyandanch, Long Island, and a recommendation was made that the unit be reconstructed and further tests be made. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and T. F. Wiczorek representing the applicant.

The unit was then reconstructed, new drawing submitted December 15, 1948, and submitted to the Underwriters Laboratories, Incorporated, of Chicago and approved by the Underwriters Laboratories on the following conditions.

Safety of use in hazardous locations will be endangered should openings or other alterations be made in the devices. Therefore no such openings or alterations shall be

MINUTES

made. Threaded parts must be screwed tight. Continued safety of installations will depend on proper maintenance. Resolution against explosion in hazardous locations requires that all electrical equipment exposed to the hazardous atmosphere be of a type suitable and safe for installations in such locations. This equipment shall be installed on circuits with overload and short circuit protection.

The report of the Underwriters Laboratories, File No. E19607 is a part of the record in the application.

Recommendation

On the basis of the data submitted by the applicant the Committee on Test recommends the approval of the Bede Paint Heater Electrically Operated for use in New York City under the Paint Lacquer Rules of the Board of Standards and Appeals when installed and operated in accordance with this report and the report and recommendation of the Underwriters Laboratories, Incorporated, of Chicago and in compliance with the Electrical Code of the City of New York, provided the appliance bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 344-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

552-48-SA

APPLICANT—The American Laundry Machinery Co., owner.

SUBJECT—Zuron Safe Petroleum Dry Cleaning Unit, approval of.

APPEARANCES—

For Applicant: Ross L. Gerling.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (552-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 17, 1949

Re: Cal. 552-48-SA.

Subject: Zuron Safe Petroleum Dry Cleaning Unit, approval of.

The American Laundry Machinery Co. filed June 11, 1948 an application with the Board of Standards and Appeals for approval of the Zuron Safe Petroleum Dry Cleaning Unit under the provision of C26-178.0.b and C19-78.0, C19-79.0 and C19-80. Administrative Code.

Purpose

This is a dry cleaning unit using a solvent having a flash point of 105 deg. F.

Description

This unit is designed for use with a petroleum solvent having a flash point of 105 deg. F (closed cup)—known as Stoddard solvent. The unit is designed for use with laundries, dry cleaning establishments, valet service, tailoring establishments, and where garments are cleaned as an accessory to the principle use of the premises.

The unit includes the following apparatus: A 30" x 48" American Buckeye Washer, belt driven with tub door inter-

lock and automatic door closer and steam fire extinguisher. The washer holds 65 lbs. dry weight of clothes. A 30" extractor explosion proof motor driven, an American-Butler 3200 gallon per hour circulation cloth plate filter, with all safety features and pump. An American Butler 125 gallon capacity per hour vacuum still with vacuum pump. American-Butler #45 belt driven service pump for pumping clean solvent from underground tank to washer and dirty solvent from underground tank for distilling. A 5 H.P. explosion proof motor driven group drive arrangement for furnishing power to drive the machines and pumps. A 525 gallon underground storage tank for clean solvent and a 525 gallon underground tank for dirty solvent. An American-Butler 255 gallon above ground still feed tank. A button trap and a moisture absorber. The safety device consists of an automatic safety cover and a solid curb on the extractor, a centrifugal safety interlock. The motor is high torque explosion proof. There is an explosion proof operating switch. A self locking spring cushioned brake and static grounding device. A safety cover interlock.

Inspection and Test

This equipment was inspected and tested at Perfect White Steam Laundry, 240 Kent Avenue, Brooklyn, and found to operate as designed. Present at the inspection test were Chief Engineer Leslie V. Huber, of the Committee on Test and R. L. Gerling and H. J. Oglansky, representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Zuron Safe Petroleum Dry Cleaning Unit for use in New York City when installed and operated in accordance with this report and the provisions of the Electrical Code and C19-78.0, C19-79.0 and C19-80.0 Administrative Code, provided the equipment bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 552-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

807-48-SM

APPLICANT—Buckeye Iron and Brass Works, owner.

SUBJECT—Buckeye No. 820 Safety Fill Nozzle (for use on gasoline pumps), approval of.

APPEARANCES—

For Applicant: John Austin and Donald M. Faulkner.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (807-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 6, 1949

Re: Cal. 807-48-SM.

Subject: Buckeye No. 820 Safety Fill Nozzle, for use on Gasoline Pumps, approval of.

The Buckeye Iron and Brass Works, owner, filed August

MINUTES

6, 1948, an application with the Board of Standards and Appeals for approval of the Buckeye No. 820 Safety Fill Nozzle (for use on gasoline pumps), under the provisions of C19-69.0.C and C19-70.0.a Administrative Code.

Purpose

The purpose of this device is to control delivery of gasoline from pump to tank of car.

Description

These are hose nozzle valves having an auxiliary closing mechanism that functions in addition to and independently of the regular means of opening and closing the valve to stop the flow of gasoline and avoid overflowing of an automobile tank.

The outlet port of the valve on the open side of the poppet, is shaped to form a "Venturi" from which a small passage, immediately below, leads into a cavity external to the liquid handling cavities and passageways. The one side of this external cavity is closed by a neoprene diaphragm, to which is attached a clevis-shaped latch arrangement. This latch is a vertical opening extending through both sides, in which two bronze rollers are installed; the diaphragm is held in the outer position by a bronze spring. From the lower portion of this external cavity a small copper tube extends to a point near the outer end of the discharge nozzle. This leaves the cavity exposed to the atmosphere and prevents the inward movement of the diaphragm when liquid is flowing, until the liquid level in the tank rises above the outer end of the small tube and seals it. This condition causes the partial evacuation of the cavity and the inward movement of the diaphragm and latch.

The diaphragm cap has two lugs cast on its outer face to serve as guides for the diaphragm clevis. Each lug is provided with a squared opening with rounded corners, in which the outer ends of the rollers bear and in which they travel as the diaphragm moves. This cap serves to clamp the diaphragm in place and reinforces it against the normal action of the spring.

The fulcruming end of the main operating lever of the hose nozzle valve is pivoted in a clevis which is pinned to one end of a brass trip rod. To the other end of this rod is pinned a special shouldered brass casting with a flat outer end in which a reversed L-shaped opening is provided. This flat end is guided in the diaphragm clevis and the rollers pass through the opening. In normal operating position the upper side of the horizontal section of the L-shaped opening bears on the upper roller.

When a partial vacuum is formed in the external cavity and the diaphragm is drawn inward the rollers move with it until they are in the vertical portion of the L-shaped opening, permitting it to move downward. This movement causes the fulcruming end of the valve operating lever to move downward, due to the action of the valve closing spring, until the valve closes. When the operating lever is released the springs restore the parts to normal positions.

Each spring is designed so that the force it exerts results in proper functioning of the various parts.

Inspection and Test

This device was inspected and tested at the Socony Gasoline Station at Lafayette and Worth Streets on March 21, 1949 and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts, Jr. of the Committee on Test and D. M. Faulkner, representing the applicant. The valve has been approved by the Underwriters Laboratories, Inc., Misc. Hazard 3128, Application No. 39C-2197A, which report is a part of this record.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Buckeye No. 820 Safety Fill Nozzle for use in New York City on gasoline pumps, when installed and operated in accordance with this report and in conformity with the provisions of C19-69.0.c and C19-70.0.a

Administrative Code, provided each nozzle be stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 807-48-SM" and provided further that an attendant shall control the nozzle at all times when gasoline is delivered.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

920-48-SM

APPLICANT—Antiseptol Company Division of W. F. Straub and Co., owner.

SUBJECT—Antiseptol Co. Soap Dispenser No. 44, approval of.

APPEARANCES—

For Applicant: Curt W. Maunder.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (920-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 25, 1949

Cal. 920-48-SM

Subject: Antiseptol Company Soap Dispenser #44, approval of.

The Antiseptol Company Division of W. F. Straub and Company filed October 15, 1948 an application with the Board of Standards and Appeals for approval of the Antiseptol Company Soap Dispenser #44 under the provision of C26-1277.0.h of the Administrative Building Code and the Rules relative to Submerged Inlets and Protective Methods to be applied to prevent contamination of Water Supply Rule 35-38-SR Board of Standards and Appeals.

Purpose

This is a soap dispenser for use in kitchens of hotels, etc.

Description

Dispenser No. 44 is a dispensing device for automatically dissolving and dispensing a washing solution of vegetable oil soap for washing pots, pans, utensils, etc. in restaurants, hotels, hospitals and institutions.

The use of Dispenser No. 44 does not increase the amount of water previously used in these washing operations. To operate this dispenser all the user does is keep DISPENSER filled with soap in the form of cakes and open the half inch water faucet in half inch line connected to regular hot water supply. This automatically delivers washing solution (of correct soap proportion) to the wash tank. This hot water faucet is closed as soon as the wash tank is filled—and is kept closed at all times except when filling wash tank. The soap is placed in a closed welded metal cylinder (top cover removable for filling) mounted preferably on the wall over wash tank. The cylinder, or body, has two $\frac{5}{16}$ " copper tubing connections with the WASHING SOLUTION CONTROL VALVE—one for inlet of hot water, and one for outlet of soap solution. The WASHING SOLUTION CONTROL VALVE bi-passes part of the hot water into bottom of DISPENSER, at the same time drawing concentrated soap solution from the top of DISPENSER, and mixing the concentrated soap with the rest of hot water going

MINUTES

down through CONTROL VALVE. This mixture is the washing solution of correct washing strength.

SAFEGUARDS AGAINST BACK SUCTION:

- 1—Half inch horizontal check valve in the line between the DISPENSER and the hot water supply.
- 2—Half inch approved vacuum breaker in the line between the DISPENSER and the hot water supply.
- 3—Hot water supply valve—which connects the DISPENSER with the hot water supply—is open only while filling the wash tank and is kept closed at all other times.

Inspection and Test

This appliance was inspected and tested at the New York Telephone Company at 32 6th avenue, New York City. Present at this test were Commissioner Charles M. Blum and Chief Engineer L. V. Huber of the Committee on Test and Curt Maunder, representing the applicant. The appliance was also tested at the Test Bench of the Department of Water Supply Gas & Electricity at 32 Vandewater street. Present at this test were Chief Engineer L. V. Huber of the Committee on Test, O. Burke, Chief, Bureau of Water Register, Chief Inspector James McCormack of the Department of Water Supply Gas & Electricity and Curt Maunder and Earl McDow, representing the applicant. The report follows:

This unit, being a soap dispenser, is designed for automatic introduction of soap dosage directly into the water supply piping before said piping reaches the sink from a cylinder with means for soap solution loading, the cylinder is connected to a solution control valve in the water supply piping by means of tin tubing from the top and bottom of the soap cylinder. The solution control valve is placed in a vertical position, the mechanical principle of the unit being a friction ring between the inlet and outlet tubing connections to the soap cylinder. This friction ring develops pressure differential under flow conditions, thus automatically injecting soap solution into the outlet side in volume dependent upon the flow and differentials in pressures developed.

The water supply piping in which the solution control valve is located is protected against back siphonage by a Crane Company approved vacuum breaker, approved by the Board under Cal. 750-38-SA, located 5½ inches above the maximum elevation of the soap solution tank and with a horizontal swing check valve in the water piping between the vacuum breaker and the solution control valve.

This unit was subjected to a full cycle of vacuum from 29½" of Hg. down through zero vacuum then up to pressure conditions, with vacuum sustained for two minutes at critical vacuums of 15" and 7½" Hg. The soap solution cylinder was filled with urine colored water to simulate soap solution. No simulated soap dose water was raised through the approved vacuum breaker, and under pressure conditions the presence of the colored water evidenced the solution control valve and unit did provide varying dosages under varying flows.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Antiseptol Company Soap Dispenser #44 as a voluntary device when installed in accordance with this report and the Rules Relative to Submerged Inlets etc. of the Board of Standards and Appeals, provided the dispenser bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 920-48-SM" and is equipped with an approved vacuum breaker and check valve in conformity with Rule #12 of Rules Relative to Submerged Inlets etc. of the Board of Standards and Appeals.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

496-49-SA

APPLICANT—Burn-Rite Products Company, owner.

SUBJECT—Burn-Rite Gun Type Pressure Oil Burner, Model A, approval of.

APPEARANCES—

For Applicant: Solomon Jaffe.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (496-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 15, 1949

Cal. 496-49-SA

Subject: Burn-Rite Burner, Model A, Gun Type High Pressure Burner, approved of.

The Burn-Rite Products Company, Mount Vernon, New York, filed, April 5, 1949, an application with the Board of Standards and Appeals for approval of the Burn-Rite Burner, Model A under the provisions of C19-57.0.a, Administrative Code and the Oil Burner Rules of the Board.

Purpose

This appliance is a standard mechanical draft conversion oil burner to be used in domestic and/or commercial installations.

Description

The Burn-Rite Burner, Model A is a mechanical draft conversion oil burner suitable for installation in hot water or steam boiler or hot air furnaces where electricity is available, with fuel oil not heavier than #3 U. S. Department of Commerce Standards. The maximum capacity is three gallons per hour. The housing is of aluminum. The motor, a G.E. or equal is ⅓ H.P. split phase 1725 RPM 110 Volt 60 cycle. The ignition transformer Super or equal is 10000 volt secondary and point grounded. The fuel unit Webster or equal consists of pump strainer and pressure valve. The controls consists of Minneapolis Honeywell Thermostat, Protecto Relay and Limit Control. The burner has been approved by the Underwriters Laboratories Misc. Pet. 1774, Application No. 48C1439.

Inspection and Test

Inspection and Test of this burner was made at 177 West 1st street, Mt. Vernon, New York. Present at the test were John A. Darts, Engineering Division, Committee on Test and Messrs. A. Schiffler and A. P. Mussa, representing the applicant. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With oil cut-off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 540° F, the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Burn-Rite Burner Model A for use in New York City with fuel oil not heavier than #3 U. S. Depart-

MINUTES

ment of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 496-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

575-49-SM

APPLICANT—F. Schumacher & Co., owner.

SUBJECT—F. Schumacher & Co. Nylon Woven and Printed Fabrics (flame proofed fabrics), approval of.

APPEARANCES—

For Applicant: R. Curt Hasenclever.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (575-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 30, 1949

Re: Cal. 575-49-SM

Subject: F. Schumacher & Company Nylon Woven and Printed Fabrics (Flameproof Fabrics), approval of.

The F. Schumacher & Company of 60 West 40th Street, New York City, filed on July 18, 1949, an application with the Board of Standards and Appeals for approval of F. Schumacher & Company's Nylon Woven Printed Fabrics, under the provisions of C19-161 of the Administrative Code and the Rules of the Board of Standards and Appeals on Tests of Fire-Resistive, Flameproof Materials, etc., adopted under Cal. 294-40-SR.

Purpose

These fabrics are to be used as drapery and upholstering fabrics, suitable for use in places of public assembly.

Description

F. Schumacher & Company's Nylon Woven Fabrics are made of spun and continuous filament nylon yarn. Nylon contains atoms of hydrogen, carbon, nitrogen and oxygen, all of which are extractable from coal, air and water. The individual filaments of nylon yarn are cylindrical, smooth and uniform in size. They are twisted into a yarn with or without a water removable "size" or oil. This "size" binds the filaments of yarn together during the knitting and weaving and is removed when the fabric is finished.

In its basic form nylon will melt at a temperature of approximately 480° F. The melt will drop off the fabric and harden.

Pigments and dyes may possibly cause the flame to propagate along the fibre. The presence of antimonyoxide on nylon increases its tendency to burn. The molten drops of nylon are thickened and instead of dropping off, the viscosity causes the drops to cling to the fibres, additional material melts and is ignited, thereby propagating the flame.

Inspection and Test

The materials identified as F. Schumacher and Company Nylon Woven and Printed Fabrics were flame-tested at the

Better Fabrics Testing Bureau Laboratory, November 22, 1949 in the presence of J. A. Darts, Engineering Division, Committee on Test and R. Curt Hasenclever of F. Schumacher and Company. Six tests were submitted on each sample; 3 lengthwise and 3 widthwise.

Samples tested were as follows:

1	Quality No.	3152	All Nylon	Damask
2	"	3154	"	"
3	"	3155	"	Ratine mesh (plain)
4	"	3156	"	" (dyed)
5	"	3157	"	" (printed)
6	"	3158	"	Press cloth (plain)
7	"	3159	"	" (dyed)
8	"	3160	"	" (printed)
9	"	3161	"	Voile (dyed)
10	"	3162	"	" (printed)
				Interlining

All the samples, listed above, melted or fused when contacted with open flame, but showed no flashing, flaming or glowing and did not support combustion.

Recommendation

On the basis of the foregoing test, the Committee on Test concludes that F. Schumacher & Co.'s Nylon and Printed Fabrics as listed above possess inherent flameproof properties and accordingly recommend the approval of this material.

Test for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for Test of Fire-Resistive Flameproof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 294-40-SR.

The Committee further recommends that a Certificate be issued to each user by the applicant, on each approved item when used in places of Public Assembly.

The Committee further recommends that each curtain, face drape or lining, where approved fabrics have been used shall have a label showing the approval sewn thereon.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

581-49-SA

APPLICANT—The American Laundry Machinery Co., owner.

SUBJECT—American Super Zoric Dry Cleaning Unit, 32 in. x 24 in., approval of.

APPEARANCES—

For Applicant: Ross L. Gerling.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (581-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 7, 1949

Cal. 581-49-SA

Subject: American Super Zoric Dry Cleaning Unit 32" x 24", approval of.

MINUTES

The American Laundry Machinery Company filed May 26, 1949 an application with the Board of Standards and Appeals for approval of the American Super Zoric Dry Cleaning Unit 32" x 24" under the provision of C26-178.0.b and Chapter 19 of the Administrative Code where applicable.

Purpose

This is a dry cleaning unit using a non-flammable solvent.

Description

The Super Zoric is a self-contained unit, especially designed for dry cleaning garments and textile fabrics, using the non-flammable synthetic solvent, Perchlorethlene, exclusively.

The chemical specification of Perchlorethlene solvent is:

Formula, CCL₂ COL 2

Boiling Range, 249.4° F.

Freezing Point, 8.3° F.

Specific Gravity, 1.623

Pounds per Gallon, 13.55 at 68° F.

Underwriters Rating, Non-Flammable, Rating 0

Since the solvent is non-flammable there is no fire hazard in the operation of the Unit. The Dry Cleaning Unit is completely enclosed in a cabinet from which the sides and ends are easily demountable for maintenance.

Super Zoric is a full recovery type unit in which the solvent in the vapors of the drying cycle is recovered.

The unit provides maximum health protection for the machine operator against exposure to toxic solvent fumes by its closed cabinet design and powerful ventilating system. The opening of the cabinet door to load soiled work into the cylinder or to unload from the cylinder work which has been cleaned and dried, automatically turns on a large motor driven ventilating fan. Any fumes present are discharged outside the building through the exhaust duct. Furthermore the unit will not start its cleaning cycle until the ventilating fan has been started. The ventilation of the closed cabinet continues, moreover during the entire cycle of operation as a double precaution to prevent the accumulation of solvent fumes in the event of an unforeseen leak.

The standard construction of the Super Zoric Unit is:

Washer-Extractor-Dryer—All three operations, of the complete cleaning cycle are performed in a single rotating cylinder enclosed in a stationary tub case and supported by suitable bearings. Both cylinders and the tub are constructed of heavy gauge sheet monel metal. One motor is supplied for the lower speed washing cycle and a separate motor is supplied for rotating the cylinder during the high speed extraction cycle (750 rpm).

Solvent Supply Tank—Rectangularly shaped, galvanized boiler plate, used for a base or foundation for the Washer, Still, Filter and driving mechanism.

Solvent Filter—Pressure, bag type for removing the non-soluble dirt or soil, equipped with a motor driven pump.

Still—Steam heated, atmospheric pressure type; Monel metal case, complete with motor driven pump.

Controls—Automatic electro-pneumatically operated. All operations of a complete cleaning cycle are performed by the automatic control and at the end of the cleaning cycle, the controls emits an audible signal which calls to the operator's attention, that the machine is ready for unloading.

Piping—Copper pipe and copper fittings furnished for all solvents, steam and water lines.

Cabinet—Sheet metal, with white, baked enamel finish.

Ventilating Fan—Direct connected motor driven type, for exhausting air from the cabinet and adjacent working space.

Inspection and Test

Inspection and Test of this unit was made at the Pullman Company, Long Island City and the unit was found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and R. L. Gerling, representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the American Super Zoric Dry Cleaning Unit for use in New York City when installed in accordance with this report and the provisions of the Electrical Code and where permitted by the Building Zone, provided the appliance bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 581-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

693-49-SM

APPLICANT—Ribelle V. Perotto, for Permatex Co., Inc., owner.

SUBJECT—Permatex Pipe Joint Compound, approval of. APPEARANCES—

For Applicant: R. V. Perotto.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (693-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 18, 1949

Cal. 693-49-SM

Subject: Permatex Pipe Joint Compound, approval of.

The Permatex Company, Inc. filed October 6, 1949 an application with the Board of Standards and Appeals for approval of Permatex Pipe Joint Compound under the provisions of C26-178.0.b Administrative Building Code and C19-62.0.b Administrative Code.

Purpose

This material is to be used for making tight joints in hot and cold water, steam, oil and gasoline piping.

Description

This material is a viscous compound which is used for sealing joints in pipes in place of white lead and other compounds. It is composed of approximately $\frac{1}{5}$ part of denatured alcohol, $\frac{2}{5}$ alcohol soluble, and $\frac{2}{5}$ alcohol insoluble Inerts. The solubles are gums, resins and the insolubles clays, etc.

Material is pumped from underground storage tank into a 1000 gallon mixing tank on third floor of building where soluble resins and gums are mixed into the solution. The primary solution is then pumped through a pipe line into a ribbon type blender (mixer) where the inert fillers are added to complete the product. The finished product is then dropped into a 100 gallon floor tank immediately below the mixer. The discharge pipe from the floor tank is connected to a filling machine on second floor, that measures the volume of each discharge by means of a cylinder and piston, and fills $\frac{1}{4}$ pint, 1 pint and 1 gallon containers. The filled containers are then placed into packing and shipping cases and transferred to the ground floor of building where they are stored until shipped.

MINUTES

Inspection and Test

This material was inspected and tested at the plant of the applicant at 1716-1720 Avenue Y, Brooklyn. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Vincent Perotto, Bradley Sheridan, Herman C. Fuchs, representing the applicant. The pipes were sealed with the compound and subjected to 100 p.s.i. water and oil test without leakage. The flash point of the material is 150° F.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of Permatex Pipe Joint Compound for use in New York City for hot and cold water, steam, illuminating gas, oil, gasoline, etc. in $\frac{1}{4}$ pint, 1 pint and 1 gallon cans, provided each can bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 693-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

724-49-SA

APPLICANT—The Carlin Company, owner.

SUBJECT—Carlin Oil Burner #420, also to be marketed as "Burnswell" Oil Burner, Model 400, approval of.

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (724-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 1, 1949

Cal. 724-49-SA

Subject: Carlin Oil Burner #420, also to be marketed as "Burnswell" Oil Burner #400, approval of.

The Carlin Company of Wethersfield, Connecticut filed October 14, 1949 an application with the Board of Standards and Appeals for approval of the Carlin Oil Burner #420, also to be marketed as the Burnswell Oil Burner #400 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

This appliance is for burning of oil in existing furnaces, which have been used for coal burning.

Description

This is a mechanical draft pressure type atomizing gun type Oil Burner suitable for installation in hot water or steam boilers and warm air furnaces, in domestic, commercial and industrial installations with fuel oil not heavier than No. 2 U. S. Dept. of Commerce Standards. It consists of a blower housing, properly machined for alignment, mounted on a base to properly support the housing and equipment. The equipment consists of an electric motor Ohio $\frac{1}{8}$ HP, 1723 RPM, or equal. On the left side is mounted a Webster fuel unit, but Tuthill or equal can be used. The shaft of

the fuel unit and the shaft of the electric motor are aligned and so arranged that they can not fall out of alignment. The motor shaft has a sirocco type blower wheel mounted on it and this shaft is connected to the fuel unit shaft by means of a flexible coupling. The fuel unit cannot operate unless the proper amount of air is being induced through the oil burner. The fuel unit has a built-in regulating valve which opens only under pressure, thereby preventing oil from passing through when the burner is not operating.

Within an air tube is set the nozzle and ignition assembly. The controls consist of a Minneapolis-Honeywell Protectorelay RA117A, Pressuretrol P404A, Thermostat T11A or equal.

Inspection and Test

The burner was inspected and tested at 26-27 Jackson Avenue, Queens. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Irving T. Hecht, for applicant. This burner was an assembly of approved parts suitable for use with each other for the services as intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. The test burner was equipped with a shut-off valve at the fuel unit discharge to the nozzle line and with the oil cut off at this point the controls functioned in 17 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 455° F., the CO₂ content of the flue gases was 11% without visible smoke. The burner has been approved by the Underwriters Laboratories, Inc., Guide #300-10-4 File MF1868.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Carlin Oil Burner #420, and the marketing as the Burnswell Oil Burner #400, for domestic commercial and industrial installation with fuel oil not heavier than No. 3 U. S. Department of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 724-49-A."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

Adjourned 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 20, 1949, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS
299-44-A—Vol. II

APPLICANT—Henry Nordheim, Stamatios Glikos, owner.

MINUTES

SUBJECT—Application reopened October 18, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (299-44-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 356 Castle Hill avenue and 2200 Norton avenue, southeast corner (Block 3486, Lot 24), Borough of The Bronx, was granted by the Board as Vol. I, July 11, 1944, on certain conditions; and

WHEREAS, the appeal was granted as to objection 9 issued by the borough superintendent so as to permit the building in question of frame construction, one story, 22 ft. 6 in. and 35 ft. in area to be used and occupied as a dining and dance hall for 73 persons on condition that the building be not increased in height or area; that no other building be erected on the plot other than the building under appeal and the existing building occupying the front portion of the lot as a restaurant and grill for which the applicant stated there was a certificate of occupancy; that a woven wire fence be maintained on the lot lines with a double gate leading to Norton avenue; that no heating be maintained on the premises; that the building be used during the summer season only; that portable fire-fighting appliances be maintained as the fire commissioner directs and the building shall comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this appeal was reopened as Vol. 2 by vote of the Board October 18, 1949 for consideration of a new decision of the borough superintendent dated August 30, 1949 acting on Alt. 633-49, which objection reads:

"1. The proposed extension is contrary to Board of Standards and Appeals Resolution, Calendar No. 299-44-A dated July 11, 1944."

and

WHEREAS, the applicant states it is now proposed to erect a one story addition fronting 16.68 ft. on Norton avenue to a depth of 50 ft. and elling around the existing dining and dance hall with a frontage of 72.16 ft. along the rear lot line and a frontage of 18 ft. along the easterly lot line as indicated on plans filed with this appeal marked "Received September 27, 1949," (four sheets); and

WHEREAS, the applicant now contends that on July 11, 1944 the Board permitted the present 22 ft. 6 in. by 47 ft. one story building on condition that it be not increased in area; that due to the small size of the structure it has proven inadequate to accommodate the number of persons applying to the owner; that the owner has filed plans for extension on the west between this building and the front building and to extend it on the south side; that the proposed extension will be constructed entirely of masonry walls one story, floor level 6 in. above the street grade, thus affording easy egress; that being located on the Long Island Sound end of Castle Hill avenue where people go swimming and it is for this type of trade that the proposed extension will be erected; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 11, 1944, by adding thereto:

"... that in the event the owner desires to connect the existing building at the rear with the existing frame

building at the front as proposed and as indicated on plans filed with this application marked "Received September 27, 1949," (4 sheets), that such extension may be permitted provided that the walls separating the present frame building from the proposed extension are fire-proof and carried up above the roof and the walls of the proposed extension are approved masonry; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

723-49-A

APPLICANT—Arthur Eisemann, for Pan-Hellenic House Ass'n, owner; Beekman Tower Hotel, Inc., lessee.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1-7 Mitchell place, northeast corner of 1st avenue (Block 1361, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Eisemann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (723-49-A)

WHEREAS, Arthur Eisemann, for Pan-Hellenic House Ass'n, owner; Beekman Tower Hotel, Inc., lessee, filed on August 30, 1949, an appeal from a decision of the borough superintendent, affecting premises 1-7 Mitchell place, northeast corner of 1st avenue, (Block 1361, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 5, 1949, acting on amendment to Alt. Applic. 1936/45, reads:

"This amendment disapproved as follows:

A1 Repeat. The proposed occupancy (business) is contrary to the amended zoning resolution for a residential district.

A2. Repeat. The proposed occupancy is contrary to the amended zoning resolution (Sec. 3) residential district."

and

WHEREAS, the applicant states that the building is 26 stories, 247 ft. in height to main roof, 75 ft. by 126 ft. in area, Class 1 construction, erected in 1928, located on a lot 80 ft. 10 in. by 126 ft. in area, in a business and residence use, A area, Class 2 height district, used and occupied since 1928 in portion of the building in question (7 Mitchell place) as follows: Cellar—storage; 1st floor—offices, 6 persons; 2nd to 10th floors—apartment hotel, 2 apartments per floor; that this portion of the building is provided with one 3 ft. 8 in. wide steel and concrete stairs, enclosed in 6 in. terra cotta blocks, equipped with hollow metal, self-closing doors, and leading from roof bulkhead direct to street; that the entire building is provided with an approved standpipe system; and

WHEREAS, Certificate of Occupancy #14317, issued March 4, 1929, for the entire building permits its use and occupancy as follows: Cellar, hotel—17 persons; 1st floor—stores and hotel, 230 persons; 2nd and 25th stories—apartment hotel; 26th floor—solarium, and describes the building as a business and residence building, altered under Application 1614-1928; that this certificate also states that the building did not comply with the Tenement House Law at the time of the issuance of said certificate; and

WHEREAS, the applicant contends that inquiry at the Division of Housing discloses that the building is classified as a Class B multiple dwelling; that space in the eastern portion of the building (#7 Mitchell place) is now occu-

MINUTES

pied by the First Avenue Association jointly with the Women's Medical Association and by Guideposts Associates; that this space was formerly occupied by the offices of the hotel; that hotel offices were moved elsewhere in the building and the above organizations were moved from their former quarters in the hotel to the space they now occupy; that no real violation of the Zoning Resolution exists; that the tenants qualify as legal tenants and actually benefit the general neighborhood; that the First Avenue Association is a non-profit organization interested in the betterment of all property in the community and conducts no commercial business whatever; that the Women's Medical Association of New York is a non-profit organization of women doctors using the space for occasional meetings to discuss medical problems and research for the ultimate general health of the public; that Guideposts Associates is a non-profit organization concerned with non-sectarian, religious and eleemosynary work; that its work at this address is for the sole purpose of writing editorials and for other matters in these interests; that no other business is carried on in these offices; that the use of the First Avenue Association is permitted under Section 3, paragraph 2 of the Zoning Resolution; that the use by the Women's Medical Association and Guideposts Associates qualifies under Section 3, paragraph 5 of the Zoning Resolution; and

WHEREAS, the Board deemed that the uses maintained in in the portion of the building located in the residence use area could not be considered as conforming in a residence use district and that if desired to be continued an application for a zoning variance should be filed for consideration by the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1936-45, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

797-49-A

APPLICANT—Henry Nordheim, for Rosina Maute, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—
For Applicant: Henry Nordheim and E. Maute.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (797-49-A)

WHEREAS, Henry Nordheim for Rosina Maute, owner, filed October 6, 1949, an appeal from a decision of the borough superintendent, affecting premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated November 5, 1949, acting on Alt. Applic. 267-48, reads:

"3. Provide two (2) means of egress, as per Sections 270 and 272 of the Labor Law."

and
WHEREAS, the applicant states the building is 2 stories, 30 ft. in height: 27 ft. by 75 ft. in area, of Class 3 construction; erected 1902; located on a lot 50 ft. by 75 ft. in area, in a residence use, B area, Class 1 $\frac{1}{4}$ height district and used and occupied since 1949—cellar, storage; 1st floor, toy factory, 5 persons; 2nd floor, toy factory, 5 persons; that the building is provided with one 3 ft. wide wood stairs enclosed in partitions of plaster board and plaster, equipped with wood doors, which are self-closing; that the stair hall leads direct to street and is provided with a ladder and scuttle to roof from which there is no access to any adjoin-

ing roof; that in addition there is one fire escape on the west side leading to court by stair with egress to street through open side court; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that at present there are three means of egress from the 1st floor, one direct to street and two side exits to open court leading to street; that there are two means of egress from the 2nd floor, one by front entrance hall, the second by an open 4 ft. wide open iron platform and iron stairway located on the west wall of the 19 ft. 6 in. wide court, which leads direct to street; that there will be but 5 employees on each of the 1st and 2nd floors and therefore the existing exits are adequate; and

WHEREAS, plans filed with this appeal indicate that it is proposed to fire retard the existing front stair hall enclosure at the 1st story; and

WHEREAS, the premises and area were inspected by a committee of the Board in connection with 448-48-BZ.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 267-48, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits as proposed and as indicated on plans filed with this appeal marked "Received October 6, 1949," (1 sheet), shall be maintained; that the partition around the primary means of exit shall be fire retarded partition with studs and $\frac{3}{4}$ in. of cement plaster on both sides; that the boiler room in the cellar shall be separated from the balance of the cellar by a fireproof wall and with a fire retarded ceiling; that the number of occupants of the building shall be restricted to the number permitted based on the primary means of exit; that this variance shall continue only so long as the requirements of the resolution adopted this day under Cal. 448-48-BZ, are complied with.

815-49-A

APPLICANT—James E. Casale, for 17 East 71st Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—17 East 71st street, north side, 50 ft. west of Madison avenue (Block 1386, Lot 15), Borough of Manhattan.

APPEARANCES—
For Applicant: James E. Casale.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (815-49-A)

WHEREAS, James E. Casale, for 17 East 71st Corporation, owner, filed November 23, 1949, an appeal from a decision of the borough superintendent, affecting premises 17 East 71 street, north side, 50 ft. west of Madison avenue (Block 1386, Lot 15), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 1932-49, dated November 21, 1949, reads:

"1. Proposed change of use in a class 3 building 6 stories in height from a residence to a commercial use is contrary to 4.21 Building Code. Building must be fireproof construction.

2. The stair construction must be F.P. and enclosed as per 6.4.18.1 (a) B. Code. Stairway must lead directly to roof and street."

and

WHEREAS, the applicant states the building is 20 ft. by 75 ft. in area, six stories, 73 ft. 5 in. in height; of Class 3 construction, located in a restricted retail use, B area, Class 1 $\frac{1}{4}$ height district, erected 1889, and used and occupied since 1889 as follows: Cellar boiler room and storage; 1st to 6th

MINUTES

floor, private residence throughout; that the entire building is now vacant and proposed to be used and occupied upon completion of alteration as follows: cellar, boiler room and storage, 2 persons; 1st to 6th floors, office, 8 persons each floor; and

WHEREAS, the applicant contends that in 1918 the building was remodeled by installing a new facade, new stairway, new elevator and new partitions throughout; that the building has now been purchased by the American Palestine Trading Corporation, representing the Israeli government for executive offices; that there will be no other tenant in the building; that it is proposed to install a sprinkler in the halls, of a type conforming to Section 178 of the Multiple Dwelling Law in lieu of providing a secondary means of egress; that it is also proposed to build a new bulkhead to the roof; that the main stairway leads directly to the street; that all hall doors are 2 in. hardwood and will be made self-closing; and

WHEREAS, plans filed with this appeal indicate that it is proposed to block off the existing dumbwaiter at cellar and 1st floors by completing the terra cotta enclosure across the door openings, to seal up skylight over first floor storage space with one hour construction, to insert transite panels in place of glass panels in existing hard wood self-closing doors leading from hall to rear office on 1st floor, to install an approved type sprinkler system in public hall, to make all doors to public hall self-closing, to install new bulkhead, fire retarded on the interior and surfaced with metal on the exterior and to close up all fire place flues with incombustible material, such plans also indicate that the ceilings throughout are wire lath and plaster; that all doors are 2 in. thick solid panels; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1932-49, Objections 1 and 2, dated November 21, 1949, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be extended in height or area; that the existing stair construction may be continued provided the stair hall is closed off at every story with self-closing doors; that such doors may be the existing doors if of hardwood, provided they are made of the swing type and self-closing; that windows opening from the shaft on the westerly side to such stair hall at all stories shall be made fireproof and self-closing or fixed and glazed with wire glass; that there shall be erected on the rear of the building a fire escape in lieu of proposed hall sprinkler from roof to yard with a fire retarded passageway provided in the cellar and maintained from the yard through to the street; that in addition there shall be an opening or gate in the fence from the rear yard to the rear yard of the adjoining premises at 15 East 71st street as a further means of escape; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy of the building throughout shall be by one tenant only as proposed; that this variance shall continue only so long as the occupancy is maintained as proposed and as indicated on plans filed with this application marked "Received November 23, 1949." (8 sheets), and the requirements of this resolution are complied with.

551-44-A—Vol. II

APPLICANT—William A. Lacerenza, for Ashwill Corp., owner (Union Parts Manufacturing Co., Inc., lessee).

SUBJECT—Application for consideration—reopening to consider amendment—new proposal and decision—re Appeal from an order and a decision of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—123-135 Ashland place and 231-243 Willoughby street, northeast corner (2nd and 3rd floors); (Block 2071, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. 2, to consider amendment based on a new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

504-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bookben Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new decision—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—804 Union street, south side, 75 ft. west of 7th avenue (Block 957, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. 2, to consider new decision.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

661-49-A—Vol. II

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application for consideration — reopening as Vol. II and restoration to Docket—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue (Block 5719, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Copano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. 2 and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

539-47-A

APPLICANT—Good and Kent, for H. C. Bohack Co., Inc., owner.

SUBJECT—Application reopened and restored to docket September 28, 1948—re Appeal from an order of the fire commissioner (previously dismissed for lack of prosecution).

PREMISES AFFECTED—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Thomas A. Larkin, Fire Dep't

ACTION OF BOARD—Laid over to January 17, 1950, 2 P.M. at request of applicant.

MINUTES

415-49-A

APPLICANT—2632 Broadway Corporation, owner (Midway Res. Hotel, Inc., lessee).
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—2632-2636 Broadway and 216 West 100th street, southeast corner (Block 1871, Lot 42), Borough of Manhattan.
APPEARANCES—
For Applicant: Jerome S. Moshman.
For Administration: Fred C. Autenreith, Fire Dep't.
ACTION OF BOARD—Laid over to January 17, 1950, 2 P.M. for report from Department of Housing and Buildings as to compliance with requirements.

456-49-A

APPLICANT—Samuel Rosenblum, for Raymond I. Mount, owner (Melman Estates, Inc., lessee).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—20-26 Green street, east side, 167 ft. 8 in. south of corner of Grand street (Block 230, Lots 17 and 19), Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum, Melvin Yanos and Emanuel Yanos.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 24, 1950, 2 P.M. for inspection and decision.

593-49-A

APPLICANT—F. Wm. Boelsen, for Anna J. Schneller, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—91-44 Queens boulevard, south side, 223.31 ft. west of Eliot avenue (Block 3073, Lot 23), Rego Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed Midtown Highway).
APPEARANCES—
For Applicant: F. Wm. Boelsen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, Office of Borough President.
ACTION OF BOARD—Laid over to January 10, 1950, 2 P.M. for applicant to obtain permit for curb cut from the Department of Housing and Buildings.

714-49-A

APPLICANT—Herman Wolff for Dora White and Ernest White, owners.
SUBJECT—Application filed (re decision of the borough superintendent), pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 9 and 248 of the Multiple Dwelling Law—re size of court.
PREMISES AFFECTED—272 West 119th street, south side, 78 ft. 3 in. west of St. Nicholas avenue (Block 1924, Lot 57), Borough of Manhattan.
APPEARANCES—
For Applicant: Herman Wolff.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 10, 1950, 2 P.M. for applicant to obtain complete examination from the Department of Housing and Buildings.

731-49-A

APPLICANT—A. H. Salkowitz, for Temple Emanuel of Queens, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—84-21 Elmhurst avenue, north side, 149.89 ft. east of Broadway (Block 1518, Lot 76), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz and Samuel Gellman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950, 2 P.M. for further consideration and decision.

738-49-A

APPLICANT—Julian Roth, for Nasset Realty, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—141 East 44th street, north side, 75 ft. east of Lexington avenue (Block 1299, Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 10, 1950, 2 P.M. for decision. The premises were inspected by a committee of the Board which found the alteration to the first floor in progress.

ZONING APPLICATIONS

448-48-BZ

APPLICANT—Henry Nordheim, for Rosina S. Maute, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from clubhouse to factory.

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and E. Maute.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (448-48-BZ)

WHEREAS, Henry Nordheim, for Rosina S. Maute, owner, filed May 18, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from clubhouse to factory; affecting premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx; and

WHEREAS, a public hearing was held December 7, 1948, after due notice by publication in the Bulletin, and laid over to December 13, 1949 pending applicant's obtaining a definite tenant and then laid over to December 20, 1949 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Morris avenue is in business use, B area and Class 1¼ height districts; that Bonner place is in residence and business use, B area and Class 1¼ height districts; that the site is in residence use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1949 acting on amendment to Alt. Applic. 267-48, reads:

"1. Proposed manufacturing use in a Residence dis-

MINUTES

trict, is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 50 ft. front by 75 ft. in depth on which is located a building 27 ft. front by 75 ft. in depth, two stories, 30 ft. in height, of Class 3 construction, formerly used as a clubhouse; that it is proposed to change the use to factory use; and

WHEREAS, the applicant contends this building was erected in 1902 as a clubhouse for the West Morrisania Club; that this club vacated the premises some years past, standing idle for several years for the want of some conforming occupancy; that none was found and during 1945 and 1946 it was occupied by an upholsterer doing local work and in the spring a fire occurred and it has been vacant ever since; and

WHEREAS, the site is 50 ft. wide and the building is 27 ft. wide with a 3 ft. 6 in. court on its east and a 19 ft. 6 in. open court on its west; that this area will be used for in and out shipping that may be required in conjunction with factory occupancy, thus avoiding any street loading operation; that the building consists of cellar and two stories of brick construction, well ventilated by windows, plenty of exits from first floor and two means of exit from second floor; that in this respect it conforms to most requirements of the Labor Law and any other requirements to conform will be installed; that the owner will restrict the type of factory use to such trades as will not emit noise, odor, smoke, no dry cleaning or wet wash laundry, only such trades as dressmaking, men's or women's suits, upholstering, jewelry or any light trade that will not require machinery greater than $\frac{1}{4}$ h.p.; that the building could not be converted to a multiple dwelling as there is no yard behind it nor could it be converted to a two family dwelling; and

WHEREAS, upon inspection, the committee of the Board found the building occupied as a tenant factory with a manufacturer of toys and other metal products occupying the cellar and first floor and the second floor occupied by a concern in the business of repairing radios; and

WHEREAS, the applicant stated that the entire building would be occupied by the toy manufacturer; that the radio repair business would be eliminated and that the toy manufacturer would manufacture toys only and discontinue production of other metal goods; that upon the above representation the committee recommended a variance under section 7e for a temporary term of two years; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e, for a term of two (2) years, to permit the premises to be occupied as proposed for the manufacture of toys on the first floor and repairing of radios temporarily on the second floor and for no other uses; that the extent of the manufacturing shall not be increased; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 797-49-A; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

787-19-BZ—Vol. III

APPLICANT—Carl H. Salminen, for 343 4th Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening to consider amendment of plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the relocation of existing showroom, offices, parts de-

partment, locker and toilet rooms and to provide an exit door for motor vehicles on 5th street side of building, and also, to include welding and spraying.

PREMISES AFFECTED—343-361 4th avenue, east side, from 4th to 5th streets, 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (787-19-BZ—Vol. III)

WHEREAS, this application, to permit in a business use district, under section 7g of the zoning resolution, the erection of a garage for more than five (5) motor vehicles affecting premises 343-361 Fourth avenue, east side, from 4th street to 5th street (Block 984, Lot 1), Borough of Brooklyn, was granted by the Board, as Vol. 1, November 25, 1919, on certain conditions; and

WHEREAS, the resolution was amended on March 19, 1940 and November 12, 1941, as Vol. 2; and

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of the building, and also to include welding and spraying, affecting premises 343-361 4th avenue, east side, from 4th to 5th streets, 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn, was amended, as Vol. 3, November 30, 1948; and

WHEREAS, time was extended to obtain permits and complete the work May 17, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 25, 1919 as *amended* through November 30, 1948 by adding thereto:

"that in the event the owner desires to rearrange the interior of the building as proposed and as indicated on revised plans marked "Received December 1, 1949," (two sheets), as passed upon by the Department of Housing and Buildings under Alt. 1284-48, objection of November 29, 1949, such changes of arrangement may be permitted as shown on such revised plans marked "Received December 1, 1949" *on condition* that in all other respects the resolution as last *amended* November 30, 1948 shall be complied with; that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

360-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mary Guagenti, owner (Harry Weinstein, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re revised plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (360-35-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station and brake testing service, affecting premises 2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn, was granted by the Board, as Vol. 1, on March 24, 1936, on certain conditions; and

WHEREAS, the resolution was amended May 19, 1936; and

WHEREAS, the resolution was amended, as Vol. 2, April 22, 1947, under section 7f of the zoning resolution, for a term of ten (10) years; and

WHEREAS, plans were approved December 16, 1947, as being in substantial compliance with the requirements of the resolution; and

WHEREAS, time was extended to submit plans, obtain permit and complete the work November 5, 1947, June 15, 1948 and September 20, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 24, 1936 as *amended* through September 20, 1949 by adding thereto:

"that in the event the owner desires to make minor changes to the exterior and interior of the accessory building as shown on revised plans marked "Received December 6, 1949," (three sheets), such changes may be permitted provided that in all other respects the resolution adopted June 15, 1948 shall be complied with (Alt. 1974-46)."

558-37-BZ

APPLICANT—Philip S. Garozzo, for Arabrah Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, extending into a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—62-66 Henry Street and 23-29 Market street, southwest corner (Block 277, Lots 24 to 27 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip S. Garozzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (558-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, extending into a residence use district, for a term of years, the parking and storage of more than five motor vehicles, affecting premises 62-66 Henry street and 23-29 Market street, southwest

corner (Block 277, Lots 24 to 27, inclusive), Borough of Manhattan, was granted by the Board September 27, 1938, on certain conditions; and

WHEREAS, the term of variance was extended December 1, 1942, November 13, 1945 and October 28, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 27, 1938 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this *amended* resolution to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles *on condition* that other than as herein *amended*, the provisions of the resolution as adopted September 27, 1938 shall be complied with; that in the event there is a change of ownership during the term of this variance, this variance shall discontinue until an application is made to the Board with the authorization of the new owner; that a new Certificate of Occupancy shall be obtained (Alt. 1836-49)."

586-42-BZ

APPLICANT—John F. Payne, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution permitting in a business use district, the alteration and conversion of an accessory building on an existing gasoline service station, from store room to car washing and lubritorium.

PREMISES AFFECTED—168 Richmond terrace and 1-7 Stuyvesant place, southerly intersection (Block 12, Lot 11), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (586-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the alteration and conversion of an accessory building on an existing gasoline service station from store room to car washing and lubritorium, affecting premises 168 Richmond terrace and 1-7 Stuyvesant place, southerly intersection (Block 12, Lot 11), St. George, Borough of Richmond, was granted by the Board December 1, 1942, on certain conditions; and

WHEREAS, time to complete the work was extended from time to time and last extended December 2, 1948; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 1, 1942, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"x x x that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 153-42)."

90-43-BZ

APPLICANT—Cafiero and Lacerenza, for Agnes Barth, owner (Sam Stein, lessee).

MINUTES

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the maintenance of a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—1688 St. Marks avenue (rear), southeast corner of Rockaway avenue (Block 1461, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (90-43-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, for a term of two years, the maintenance of a motor vehicle repair shop, affecting premises 1688 St. Marks avenue (rear), southeast corner of Rockaway avenue (Block 1461, Lot 11), Borough of Brooklyn, was granted by the Board on May 25, 1943, on certain conditions; and

WHEREAS, the term of variance was extended May 29, 1945 and December 2, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 25, 1943 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7i for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied for a motor vehicle repair shop on condition that other than as herein amended the conditions of the resolution as adopted May 25, 1943 shall be complied with; that a new certificate of occupancy covering the term of the variance herein granted shall be obtained."

415-44-BZ

APPLICANT—Charles G. Keller and Co., for Keenan Morrow, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance and to consider new proposed use—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from stable and garage, to paper warehouse and baling plant.

PREMISES AFFECTED—349 Rivington street, south side, 22 ft. west of East River drive (Block 323, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles G. Keller, Joseph Mitchell and Keenan Morrow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (415-44-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, for a term of two years, the change of occupancy from a stable and cooerage, to paper warehouse and baling plant, affecting premises 349 Rivington street, south side, 22 ft. west of East River drive (Block 323, Lot 52), Borough of Manhattan, was granted by the Board November 8, 1944, on certain conditions; and

WHEREAS, the resolution was amended and the term of variance extended for two years November 13, 1946; and

WHEREAS, time to obtain permits and complete the work was extended November 18, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 8, 1944 as *amended* through November 18, 1947 so that as *amended*, this portion of the resolution shall read:

"Granted for a term of two (2) years from the date of this amended resolution; that the use of the building may be changed to warehouse use for the storage of wooden cases and cartons, giftware, lamps, china and glassware for occupancy by Edward Paul & Co., Inc., 43 West 13th street, Manhattan; that the building shall comply with all laws, rules and regulations applicable to the proposed use and occupancy; that all permits shall be obtained and all work completed within six (6) months from date of this amended resolution."

1075-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Osher and Reiss, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing building, for additional garage for five trucks, using more than permitted area.

PREMISES AFFECTED—1110 Utica avenue and 4913-4923 Canarsie avenue, northwest corner (Block 4760, Lots 15 and 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1075-46-BZ)

WHEREAS, this application under sections 7c and 21 of zoning resolution, to permit in a business use, C area district, the extension to existing building for additional garage for five (5) trucks using more than the permitted area, affecting premises 1110 Utica avenue and 4913 to 4923 Canarsie avenue, northwest corner (Block 4760, Lots 15 and 16), Borough of Brooklyn, was granted by the Board October 28, 1947, on certain conditions; and

WHEREAS, the resolution was amended November 9, 1948; and

WHEREAS, time to obtain permits and complete the work was extended December 7, 1948; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 28, 1947 as *amended*

MINUTES

through November 9, 1948 and December 7, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 4115-46)."

512-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth and Mathews, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business and unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles, on the unbuilt upon portion of the plot, in conjunction with existing automobile sales agency and service station.

PREMISES AFFECTED—26-54 Van Sinderen avenue and 1508-1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (512-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business and unrestricted use district the parking and storage of more than five (5) motor vehicles on the unbuilt on portion of plot in conjunction with existing automobile sales agency and service station, affecting premises 26 to 54 Van Sinderen avenue and 1508 to 1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn, was granted by the Board October 7, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended April 20, 1948, November 3, 1948 and June 1, 1949; and

WHEREAS, the resolution was amended November 1, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 7, 1947 as *amended* November 1, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 769-47)."

151-48-BZ

APPLICANT—Alden B. MacNeil, for William Pase, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used for the repairs and servicing of more than five motor vehicles.

PREMISES AFFECTED—78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Charles J. Stidolph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (151-48-BZ)

WHEREAS, this application under sections 7e and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a building, to be used for the repairs and servicing of more than five (5) motor vehicles, affecting premises 78-11 51st avenue, north side, 42.24 ft. east of Hillyer street, 78-10 to 78-20 Queens boulevard and 50-15 to 50-17 Hillyer street (Block 2453, Lot 3), Elmhurst, Borough of Queens was granted by the Board May 18, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 18, 1948, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"x x x that in view of statement by applicant that all permits have been obtained and the work has been substantially completed, and that additional time is needed to obtain a certificate of occupancy, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution." (N.B. App. 7011/47).

698-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Aaron Gold Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (698-48-BZ)

WHEREAS, this application under Sections 7i, 7e and 21 of the zoning resolution, to permit in residence and business use, C area districts the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office using more than the area permitted and without the required rear yard, affecting premises 150-40 Hillside avenue, south side, 100 ft.

MINUTES

west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the resolution was amended July 22, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 7, 1948 as *amended* July 22, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work substantially completed, all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution (N.B. 2360-48)."

853-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and a wet wash laundry.

PREMISES AFFECTED—1024-1062 Rockaway avenue, west side, 100 ft. south of Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (853-48-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles and as a wet wash laundry, affecting premises 1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn was granted by the Board December 21, 1948, on certain conditions; and

WHEREAS, the resolution was amended June 28, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 21, 1948 as *amended* June 28, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N. B. 1429-48)."

161-48-BZ

APPLICANT—Karl Propper, for Oncrest Realities, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to entrances and fees—re Application (decision of the borough superintendent); previously granted on condition, under section

7h of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store.

PREMISES AFFECTED—2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper.

For Opposition: Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (861-48-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles for customers and patrons of Alexander's Department Store (no fee to be charged), affecting premises 2519-2525 Creston avenue, and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 7, 1948 as to the following requirements, so that as *amended* this portion of the resolution shall read:

"that irrespective of the requirements of the resolution as adopted December 7, 1948, as to location and width, there need be but one entrance and exit from the premises as proposed and as indicated on revised plan marked "Received December 16, 1949"; that as to the provision that no fee shall be charged, this portion of the resolution shall read:

"that there may be a charge made to the customers and patrons of Alexander's Department Store *on condition* that the lot shall be solely for such customers and patrons and not for outsiders; that such record of rates to be charged shall be duly filed with the Department of Licenses; that in all other respects the resolution as adopted December 7, 1948 shall be complied with (Alt. 704-48)."

544-26-BZ—Vol. II

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building—re Application (decision of the borough superintendent) under sections 7c 7d and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use, C area district, the extension of an existing business building (central telephone exchange); (previously granted by the Board), area and height of proposed extension in excess of that permitted.

PREMISES AFFECTED—680 Fairview avenue, southeast corner of Gates avenue (Block 3478, Lot 31), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: E. B. Cadley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider extension of building.

MINUTES

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

603-32-BZ—Vol. II

APPLICANT—Maurice Intrator, for Sylvia K. Nudell, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores); (previously denied by the Board re erection and maintenance of a gasoline service station).

PREMISES AFFECTED—158-19 to 158-27 Liberty avenue, northwest corner of 159th street (Blocks 10116, Lots 19 and 20), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Maurice Intrator.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

176-35-BZ—Vol. II

APPLICANT—Henry Nordheim, for Abe Oresky, owner.

SUBJECT—Application for consideration—reopening as Vol. II under section 7f—re Application (decision of the borough superintendent) to permit in a business use district, the erection and maintenance of a gasoline service station and car laundry (previously granted by the Board under section 21 and reversed by the Court).

PREMISES AFFECTED—1244 Prospect avenue and 850 Home street, southeast corner (Block 2693, Lot 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, for consideration under section 7f, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

589-38-BZ—Vol. II

APPLICANT—David I. Shivitz, for Metropolitan-8th Avenue Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail 1 use district, the proposed use of roof-decks for parking and storage of more than five motor vehicles in addition to parking and storage of more than five motor vehicles on 1st floor; (previously granted by the Board for a term of years—re 1st floor use).

PREMISES AFFECTED—851-865 8th avenue, 301-303 West 51st street, northwest corner and 300-304 West 52nd street (Block 1042, Lots 29-128-136), Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

679-41-BZ—Vol. II

APPLICANT—Emanuel M. Glick, for Edgemere Jefferson Real Estate, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal—re Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used for business use (stores), using more than the permitted area (previously acted upon by the Board re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—35-02 to 35-22 Ocean Promenade, northside, from Beach 35th to Beach 36th streets (Block 307, Lot 21), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel M. Glick and Nathaniel C. Saxe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

284-42-BZ—Vol. II

APPLICANT—Arnold W. Lederer, for Matt David, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension in area—re Application (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit partly in a business use and partly in a residence use, D area district, the proposed extension of an existing gasoline service station, public garage for more than five motor vehicles, lubricatorium, auto washing and office (previously granted by the Board); using more than the permitted area.

PREMISES AFFECTED—1672-1680 86th street, and 1-17 Bay 14th street, southeast corner (Block 6365, Lot 33), Borough of Brooklyn.

APPEARANCES—

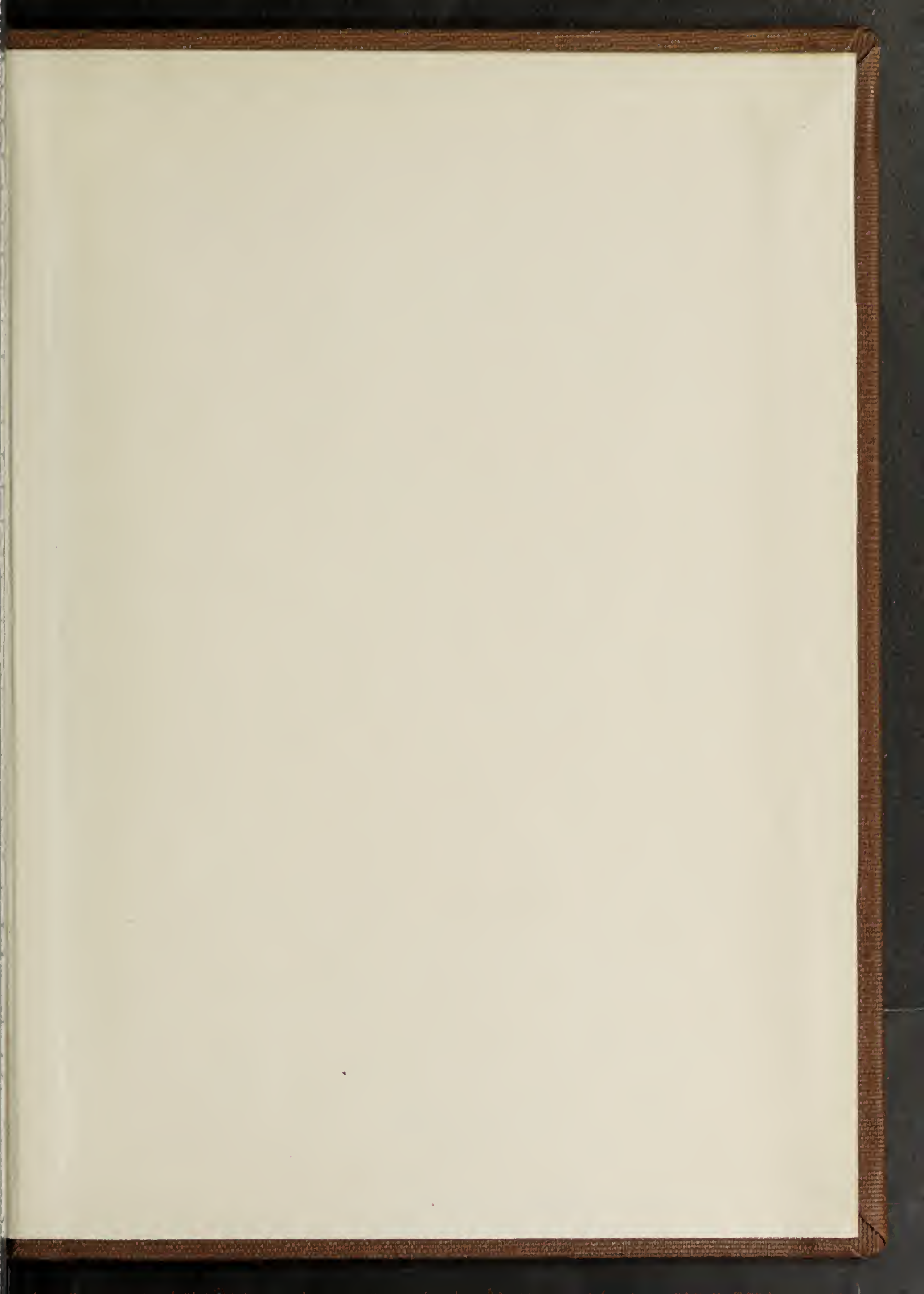
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, to consider extension of area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of January 3, 1950).



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